

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Housing Authority of Clackamas County</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Code: <u>OROO1</u> PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>565</u> Number of HCV units: <u>1542</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>THE MISSION STATEMENT OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY IS: TO PROVIDE AFFORDABLE, SAFE, DECENT AND SANITARY HOUSING OPPORTUNITIES IN A FISCALLY RESPONSIBLE MANNER TO LOW-INCOME PEOPLE IN CLACKAMAS COUNTY.</i>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing. <input checked="" type="checkbox"/> PHA Goal: Expand the supply of assisted housing Objectives: <input checked="" type="checkbox"/> Apply for additional rental vouchers: <i>as appropriate.</i> <input checked="" type="checkbox"/> Reduce public housing vacancies: <input checked="" type="checkbox"/> Leverage private or other public funds to create additional housing opportunities: <input checked="" type="checkbox"/> Acquire or build units or developments <input checked="" type="checkbox"/> Other: <i>Property Acquisition and Development of Public Housing per Acquisition Policy.</i> <input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing Objectives: <input checked="" type="checkbox"/> Maintain High Performer Status in public housing management: (PHAS score) <i>HUD did not score last year due to Asset Management conversion. HACC self assesses it is achieving.</i> <input checked="" type="checkbox"/> Maintain High Performer Status in voucher management: (SEMAP score) <i>100 Achieved</i> <input checked="" type="checkbox"/> Increase customer satisfaction: <input checked="" type="checkbox"/> Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) <input checked="" type="checkbox"/> Renovate or modernize public housing units: <input checked="" type="checkbox"/> Demolish or dispose of obsolete public housing: <i>as appropriate.</i> <input checked="" type="checkbox"/> Provide replacement public housing: <i>as available.</i> <input checked="" type="checkbox"/> Provide replacement vouchers: <i>as available</i> <input checked="" type="checkbox"/> Other: <i>Fully convert to Asset Management Model for Public Housing Achieved - Stop Loss Approved June 16, 2008.</i> <input checked="" type="checkbox"/> Other: <i>Redevelopment of Clackamas Heights Public Housing - Apply for HOPE VI.</i>				

Goals and Objectives. Continued...

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling
 - ☒ Conduct outreach efforts to potential voucher landlords: *working with Fair Housing Council*
 - ☒ Increase voucher payment standards *as needed*
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☒ Implement public housing site-based waiting lists: *Full Conversion completed 6/30/2009*
 - ☒ Convert public housing to vouchers: *as appropriate and available through development projects.*
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *when reviews of projects and census tracts show that a concentration of poverty exists.*
 - ☒ Continue to encourage income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☒ Continue to review and implement public housing security improvements
 - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities) as needed.
 - ☐ Other: (list below) *Provide or attract social services for youth to succeed in school.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families.
 - ☒ Provide or attract supportive services to improve assistance recipients' employability:
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *HACC conducted Survey of Landlords for Accessible Units and provides listing to Renters.*
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

- ❖ *Reposition the Housing Authority's stock, including Public Housing and affordable housing to be a financially stable long term community asset (i.e., redevelopment of Public Housing projects with mixed unit type, tenure, and project basing of vouchers).*

Violence Against Women Act (VAWA) of 2005 Required Statement

Statement of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking as required by the Violence Against Women Act of 2005.

- (a) Please list any activities, services or programs provided or offered by an agency either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:

Northwest Housing Alternatives, Annie Ross House and Clackamas Women's Services Evergreen and Haven House are shelters within Clackamas County, which provide assistance to homeless families with children and victims of domestic violence. These shelters provide support and self-sufficiency training and guidance. The Annie Ross House and Clackamas Women's Services directly provide referrals for victims of domestic violence to the Housing Authority's Jannsen Transitional Housing Program. The Jannsen Transitional Housing Program is an apartment complex with eight, two bedroom units available to single parent homeless families. The Program is run in collaboration with Clackamas County Social Services and includes case management, limited financial assistance and other supportive services to promote self-sufficiency and end homelessness.

Oregon Department of Human Services (DHS) provides a domestic violence grant of up to \$1,200 to help a domestic violence victim with children move to a safe location. This can include moving expenses, move-in fees and deposits and rent. Additionally, DHS provides a domestic violence prevention module for its clients. The Housing Authority has a working relationship with Clackamas Women's Services (CWS). Currently CWS provides all referrals to our Jannsen Program.

Oregon Revised Statutes offer protection to tenants who are victims of domestic violence. As a landlord, the Housing Authority is aware of these statutes and has been careful not to proceed with lease enforcement when the evictable causes fall under the protections of these statutes.

- (b) Please list any activities, services or programs provided or offered by the Housing Authority that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing:

As stated in response (a) above: The Housing Authority owns the Janssen Apartment complex used as a Transitional Housing Program for that is available for and used by victims of Domestic Violence.

The Housing Authority served Notice to all residents in Public Housing and Section 8 summarizing the VAWA protections early in 2007. The Notice is included in the Housing Authority's Orientation packages to ensure all new applicants are aware of the VAWA protections.

The Housing Authority's Housing Choice Voucher Administrative Plan currently gives a preference on the waiting list to victims of domestic violence.

For residents of Public Housing, the Housing Authority's Admissions and Occupancy Policy allows victims to transfer to other Public Housing units for health and safety reason which must be verified in the form of a physician's statement, a statement by law enforcement officials, court documents, or by a responsible social service agency representative.

The Housing Authority staff work closely with Section 8 and Public Housing families and often counsels families that are victims of domestic violence and provides social services and mental health referrals.

- (c) Please list any activities, services, or programs provided or offered by the public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:

The Housing Authority has established a Trespass Exclusion Policy that covers all properties owned or managed by the Housing Authority. This policy allows the Housing Authority to legally enforce and exclude non-residents who pose a threat to the peaceful living.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. HACC is preparing to apply for HOPE VI Revitalization grant for its Clackamas Heights (AMP 1) redevelopment during FY 2010.
2. HACC may seek mixed-finance development activities for public housing in the Plan year for Clackamas Heights redevelopment (AMP 1).
3. HACC will be conducting other public housing development or replacement activities including the possible acquisition of new land or multi-family dwellings for new affordable and/or public housing development.
4. A Demolition/Disposition application has been submitted for 21 Scattered Sites (AMP 2).
5. HACC may submit additional Demolition/Disposition applications in multiple phases for the remaining Scattered Sites (AMP2).
6. HACC is seeking and will applying for grants to assist in the development of a Neighborhood Networks Center in the Clackamas Heights area as part of the HOPE VI requirement.
7. HACC has revised its Development Plan and Acquisition Policy to guide redevelopment efforts.
8. HACC has revised its Procurement Policy to allow for Sole Source Contracting as allowed with ARRA funds.
9. HACC has appointed its new Resident Advisory Board (RAB).
10. The PHA may consider use of Project Based Vouchers (PBVs) through a competitive process to participant projects or landlords as needed in the process of redevelopment of our portfolio. No more than 50 HCV will be converted to PBV in the Plan year. HACC will seek additional Vouchers from HUD in Plan year as needed.
11. HACC is proposing a revised Housing Choice Voucher (HCV) Administrative Plan (Admin Plan) that utilizes the Nan McKay Model which is used by other housing authorities within the region and promotes regional consistency.
12. HACC's proposed revisions to the HCV Admin Plan will not substantially change existing policies except as follows:
 - a. HACC policy for Notice of Changes to the Admin Plan shall only require Board approval for discretionary changes eliminating the need for Board approval of HUD mandated changes.

b. HACC is broadening its Fair Housing Nondiscrimination policy in the new Admin Plan at Chapter 2.I.A. to not discriminate based on the following: *Source of Income (also referred to as Type of Occupation), Sexual Orientation, Gender Identity, and Domestic Partnership.*

c. At chapter 2.II.F. HACC is adding the following policy for program accessibility for persons with hearing or vision impairments:

HACC Policy

To meet the needs of persons with hearing impairments, TTD/TTY (text telephone display / teletype) communication will be available.

To meet the needs of persons with vision impairments, Braille, large-print, and audio versions of key program documents can be made available upon request. Since large print and audio presentation are a much more cost effective alternative accommodation, HACC reserves the right to charge direct fees for the cost of converting documents to Braille and must notify requestor of any fees that will be charged before acquiring the service to convert documents to Braille.

When visual aids are used in public meetings or presentations, or in meetings with PHA staff, one-on-one assistance will be provided upon request.

Additional examples of alternative forms of communication are sign language interpretation; having material explained orally by staff; or having a third party representative (a friend, relative or advocate, named by the applicant) to receive, interpret and explain housing materials and be present at all meetings.

d. HACC is adding mandatory language regarding "Students Enrolled in Institutions of Higher Education" under the new Admin Plan at 3.II.E. The required policy is mandated by 24CFR 5.612, FR Notice 4/10/06, and Section 327 of Public Law 109-115. The discretionary definition HACC has chosen to adopt for independent student is as follows:

HACC will consider a student "independent" from his or her parents and the parents' income will not be considered when determining the student's eligibility if the following four criteria are all met:

- *The individual is of legal contract age under state law.*
- *The individual has established a household separate from his/her parents for at least one year prior to application for occupancy or the individual meets the U.S. Department of Education's definition of independent student.*

To be considered an independent student according to the Department of Education, a student must meet one or more of the following criteria:

 - Be at least 24 years old by December 31 of the award year for which aid is sought*
 - Be an orphan or a ward of the court through the age of 18*
 - Be a veteran of the U.S. Armed Forces*
 - Have one or more legal dependents other than a spouse (for example, dependent children or an elderly dependent parent)*
 - Be a graduate or professional student*
 - Be married*
- *The individual was not claimed as a dependent by his/her parents pursuant to IRS regulations, as demonstrated on the parents' most recent tax forms.*
- *The individual provides a certification of the amount of financial assistance that will be provided by his/her parents. This certification must be signed by the individual providing the support and must be submitted even if no assistance is being provided.*

HACC will verify that a student meets the above criteria in accordance with the policies in Section 7-II.E.

e. Under Verification Section 7.II.E of the new Admin Plan Student policy is being adopted as follows:

HACC Policy

HACC requires families to provide information about the student status of all students who are 18 years of age or older. This information will be verified only if:

- The family reports full-time student status for an adult other than the head, spouse, or co-head.
- The family reports child care expenses to enable a family member to further his or her education.
- The family includes a student enrolled in an institution of higher education.

Restrictions on Assistance to Students Enrolled in Institutions of Higher Education

This section applies only to students who are seeking assistance on their own, separately from their parents. It does not apply to students residing with parents who are seeking or receiving HCV assistance.

HACC Policy

In accordance with the verification hierarchy described in Section 7-I.B, HACC will determine whether the student is exempt from the restrictions in 24 CFR 5.612 by verifying any one of the following exemption criteria:

- The student is enrolled at an educational institution that does not meet the definition of institution of higher education in the Higher Education Act of 1965 (see Section Exhibit 3-2).
- The student is at least 24 years old.
- The student is a veteran, as defined in Section 3-II.E.
- The student is married.
- The student has at least one dependent child, as defined in Section 3-II.E.
- The student is a person with disabilities, as defined in Section 3-II.E, and was receiving assistance prior to November 30, 2005.

If HACC cannot verify at least one of these exemption criteria, HACC will conclude that the student is subject to the restrictions on assistance at 24 CFR 5.612. In addition to verifying the student's income eligibility, HACC will then proceed to verify either the student's parents' income eligibility (see Section 7-III.J) or the student's independence from his/her parents (see below).

f. HACC is adding policy regarding Voucher Rescissions under the new Admin Plan since HACC can terminate HAP contracts if it determines, in accordance with HUD requirements, that there is insufficient funding under the consolidated ACC. HACC is adopting the following Rescission Policy under 5.II.D:

HACC Policy

Prior to issuing any vouchers, HACC will determine whether it has sufficient funding in accordance with the policies in Part VIII of Chapter 16.

If HACC determines that there is insufficient funding after a voucher has been issued, HACC may rescind the voucher and place the affected family back on the waiting list.

Although vouchers are issued on the basis that HACC will have enough money to subsidize families that locate an approvable unit within the term of their voucher, it is possible for HACC to discover after vouchers have been issued that there is not enough funding to provide subsidy to all of the applicant families that are currently searching for a unit. If this occurs, the PHA may need to rescind vouchers.

HACC Policy

If, due to budgetary constraints, HACC must rescind vouchers that have already been issued to families, HACC will do so according to the instructions under each of the categories below. HACC will first rescind vouchers that fall under Category 1. Vouchers in Category 2 will only be rescinded after all vouchers under Category 1 have been rescinded.

Category 1: Vouchers for which a Request for Tenancy Approval (RTA) and proposed lease have not been submitted to HACC. Vouchers will be rescinded in order of the date and time they were issued, starting with the most recently issued vouchers.

Category 2: Vouchers for which a RTA and proposed lease have been submitted to HACC. Vouchers will be rescinded in order of the date and time the RTA was submitted to HACC, starting with the most recently submitted requests.

Families who have their voucher rescinded will be notified in writing and will be reinstated to their former position on the waiting list. When funding is again available, families will be selected from the waiting list in accordance with HACC selection policies described in Chapter 4.

g. and under 12.I.E. Voucher Rescission policy is written as follows:

Insufficient Funding [24 CFR 982.454]

HACC may terminate HAP contracts if HACC determines, in accordance with HUD requirements, that funding under the consolidated ACC is insufficient to support continued assistance for families in the program.

HACC Policy

HACC will determine whether there is sufficient funding to pay for currently assisted families according to the policies in Part VIII of Chapter 16. If HACC determines there is a shortage of funding, prior to terminating any HAP contracts, HACC will determine if any other actions can be taken to reduce program costs. If after implementing all reasonable cost cutting measures there is not enough funding available to provide continued assistance for current participants, HACC will terminate HAP contracts as a last resort. Prior to terminating any HAP contracts, HACC will inform the local HUD field office. HACC will terminate the minimum number needed in order to reduce HAP costs to a level within HACC's annual budget authority.

If HACC must terminate HAP contracts due to insufficient funding, HACC will do so in accordance with the following criteria and instructions:

- Households that include either a disabled or elderly family member will be protected from termination of assistance;
- Households who have a signed FSS Contract of Participation, and who are active in the FSS Program, will be protected from termination of assistance;
- Any single non-elderly/non-disabled household being assisted on the program will be the first households terminated;
- If additional terminations are needed, the remaining participant families will be terminated based on a "FIRST-ON, FIRST-OFF" basis (i.e. starting with families that have been on the program the longest) up to the number of terminations determined by the PHA to alleviate the insufficient funding issue.

Families who are terminated due to insufficient funding will be invited to reapply for Voucher assistance. A Local Preference will then be given to the families which will assist them with re-entering the program once the insufficient funding issue has been resolved.

h. HACC is revising its Criminal Background Policy substantially in an attempt to reduce the number of hearings needed for those denied and later approved for admission in the program. HACC has removed the crime rating system from the Admin Plan. The Policy under Denial of Assistance 3.III. will read as follows:

3-III.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]

HUD requires HACC to deny assistance in the following cases:

- Any member of the household has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity. HUD permits, but does not require, HACC to admit an otherwise-eligible family if the household member has completed a HACC-approved drug rehabilitation program or the circumstances which led to eviction no longer exist (e.g., the person involved in the criminal activity no longer lives in the household).

HACC Policy

HACC will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past 3 years for drug-related criminal activity, if HACC is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by HACC, or the person who committed the crime, is no longer living in the household.

- The HACC determines that any household member is currently engaged in the use of illegal drugs.

HACC Policy

Currently engaged in is defined as any use of illegal drugs during the previous six months, unless the applicant has successfully completed or is currently enrolled in and fully compliant with a rehabilitation treatment.

- The PHA has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

HACC Policy

In determining reasonable cause, HACC will consider all credible evidence, including but not limited to, any record of convictions, arrests, or evictions of household members related to the use of illegal drugs or the abuse of alcohol. A conviction will be given more weight than an arrest. HACC will also consider evidence from treatment providers or community-based organizations providing services to household members.

- Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine in any location, not just federally assisted housing, the family will be denied assistance
- Any household member is currently registered as a sex offender under a State registration requirement, the family will be denied assistance.

3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE

HUD permits, but does not require, the PHA to deny assistance for the reasons discussed in this section.

Criminal Activity [24 CFR 982.553]

HUD permits, but does not require, the PHA to deny assistance if the PHA determines that any household member is currently engaged in, or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity.

HACC Policy

If any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past five years, the family will be denied assistance.

Drug-related criminal activity, defined by HUD as the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug [24 CFR 5.100].

Violent criminal activity, defined by HUD as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage [24 CFR 5.100].

Criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; or

Criminal activity that may threaten the health or safety of property owners and management staff, and persons performing contract administration functions or other responsibilities on behalf of a PHA (including a PHA employee or a PHA contractor, subcontractor, or agent).

Immediate vicinity means within a three-block radius of the premises.

Evidence of such criminal activity includes, but is not limited to:

Any conviction for drug-related or violent criminal activity within the past 5 years.

Any arrests for drug-related or violent criminal activity within the past 5 years.

Any record of eviction from public or privately-owned housing as a result of criminal activity within the past 5 years

A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity.

In making its decision to deny assistance, HACC will consider the factors discussed in Section 3-III.E. Upon consideration of such factors, HACC may, on a case-by-case basis, decide not to deny assistance.

Any family member has been evicted from federally-assisted housing in the last five years.

Any PHA has ever terminated assistance under the program for any member of the family.

Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.

Any family member has outstanding debt owed to HACC within the past 7 years. HACC will consider any balances owed within the past 7 years by applicant for any program that HACC operates. It is expected that these balances be paid in full. Repayment of money owed will not necessarily permit placement on the wait list. If an applicant owing money is eligible for placement on the wait list, HACC may elect to enter a repayment agreement with the applicant. This agreement will allow for a specific amount of time for payment to be made. If paid in full by the specified date, the applicant will be placed on the waiting list, based on their original date and time of application. If not paid in full by the specified date, the applicant will be denied placement on the waiting list.

The family owes rent or other amounts to any other PHA in connection with the HCV, Certificate, Moderate Rehabilitation or public housing programs, unless the family repays the full amount of the debt prior to being selected from the waiting list.

If the family has not reimbursed any other PHA for amounts the other PHA paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease, unless the family repays the full amount of the debt prior to being selected from the waiting list.

The family has breached the terms of a repayment agreement entered into with the PHA, unless the family repays the full amount of the debt covered in the repayment agreement prior to being selected from the waiting list.

A family member has engaged in or threatened violent or abusive behavior toward PHA personnel.

Abusive or violent behavior towards PHA personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.

Threatening refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

In making its decision to deny assistance, HACC will consider the factors discussed in Section 3-III.E. Upon consideration of such factors, HACC may, on a case-by-case basis, decide not to deny assistance.

Note HACC is retaining current policy. No changes made to this policy.

i. HACC Verification Policy is being revised under Chapter 7 mostly to update the language for the mandated use of the Enterprise Income Verification (EIV) system. One other significant change is that clients will provide asset verification as follows under 7.I.D:

HACC Policy

HACC will use review of documents in lieu of requesting third-party verification when the market value of an individual asset is \$5000 or less and the family has original documents that support the declared amount.

HACC will use review of documents in lieu of requesting third-party verification when the market value of an expense is less than \$500 and the family has original documents that support the declared amount.

j. Chapter 16, Program Administration, includes more detailed discussion of the hearing process. In particular, HACC is adopting the following Pre-hearing Right to Discovery at page 16-19:

HACC Policy

The family will be allowed to copy only relevant documents related to the hearing. Document requests not relevant to the hearing will be given at a charge of \$.25 per page. The family must request discovery of HACC documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date.

Whenever a participant requests an informal hearing, HACC will inform its Hearings Officer. The Hearings Officer will mail a letter to the participant specifying the date, time and location of the hearing.

k. Chapter 16 also includes new policy regarding Repayment Agreements at page 16-29 which reads:

Down Payment Requirement

HACC Policy

The owner or family must pay the equivalent amount of the first month's payment at time of signing the repayment agreement.

Payment Thresholds

HACC Policy

Amounts over \$5,000 tenants may request an alternate payment plan that exceeds 48 months.

Amounts between \$3,000 and \$5,000 must be repaid within 48 months.

Amounts between \$2,000 and \$2,999 must be repaid within 30 months.

Amounts between \$1,000 and \$1,999 must be repaid within 24 months.

Amounts under \$1,000 must be repaid within 12 months.

Execution of the Agreement

HACC Policy

The head of household and spouse/co-head (if applicable) must sign the repayment agreement.

Due Dates

HACC Policy

All payments are due by the close of business on the 8th day of the month. If the 8th does not fall on a business day, the due date is the close of business on the first business day after the 8th. HACC will send a monthly statement showing balance due, payment amount and due date.

Non-Payment

HACC Policy

If a payment is not received by the end of the business day on the date due, and prior approval for the missed payment has not been given by HACC, it will be considered a breach of the agreement.

If a family breaches the agreement 3 times in a 12 month period, the repayment agreement will be considered in default, and HACC will terminate assistance upon written notification to the family.

No Offer of Repayment Agreement

HACC Policy

HACC will not enter into a repayment agreement if there is already a repayment agreement in place with the family or owner, or the amounts owed by the family or owner exceed the Federal or State threshold for criminal prosecution.

l. Finally, HACC is adding new Policy regarding Project Based Vouchers under Chapter 17 of the new Admin Plan. Should HACC apply and receive replacement vouchers or decide to change its portfolio and convert vouchers in the future this policy would be in place and ready to operate. At this time, HACC has no Project Based Vouchers in its portfolio.

13. HACC plans to propose revisions to the Admissions and Occupancy Policy for Public Housing within the FY 2010. HACC plans to use the Nan McKay model for these revisions.

14. HACC is under an administrative intergovernmental agreement with The Department of Human Services. The Department of Human Services underwent a name change effective January 1, 2010, to the new name of Department of Health, Housing and Human Services.

15. HACC is studying the implementation of a no smoking policy on all HACC properties with potential implementation during FY 2011.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan: Housing Authority Administrative Office, 13930 S. Gain Street, Oregon City, OR 97045; Housing Authority Clackamas Heights Property Management Office, 13900 S. Gain Street, Oregon City, OR 97045; Housing Authority Hillside Manor Property Management Office, 2889 Hillside Court, Milwaukie, OR 97222; Housing Authority Website: <http://www.clackamas.us/hacc/>; Local Public Library located at: 16201 S.E. McLoughlin, Oak Grove, OR

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>The Housing Authority is currently planning major redevelopment within the next five years. This planning process includes the disposition of scattered sites (AMP 2) properties, demolition and replacement of public housing units at Clackamas Heights (AMP1) properties (up to date information on Clackamas Heights redevelopment at http://www.clackamas.us/hacc/clackamasheights.jsp), application for HOPE VI Revitalization grant, use of HUD's Capital Fund Financing Program and any available Capital Fund Competitive grants, consideration of mixed-finance development, acquisition of new properties within Clackamas County and requesting additional project based vouchers as needed. The plan is in the preliminary phase and we are currently working closely with the public at large, local jurisdictions, current public housing residents, and area businesses. A general Development Plan and Acquisition Policy were updated and approved. Mithun is currently under contract to develop a Master Plan. HACC is working to establish a Community Development Initiative that focuses on building a comprehensive network of resources and services that meet a wide variety of needs for both HACC residents and the surrounding Clackamas Heights Neighborhood. HACC is using Capital Fund (Account 1499) to pay for predevelopment activities.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See separate attachment OR001a01 (Annual Statement) OR001b01, OR001c01, OR001d01 and OR001g01 (P&E Reports).</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See separate attachment OR001e1.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. If redevelopment of AMP 1 and/or new development of Public Housing are possible, HACC would consider using Capital Fund as a debt payment source.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall*	Afford-ability	Supply	Quality	Access-ibility	Size	Location
All Households	37,031	4	4	3	2	3	3
Income <= 30% of AMI	5,918	5	5	4	2	3	4
Income >30% but <=50% of AMI	5,925	4	4	3	2	3	3
Income >50% but <80% of AMI	9,349	3	3	2	2	2	2
Elderly*	5,561	4	2	2	3	2	2
Families with Disabilities**	Estimate > 9000	4	4	3	4	3	3
White (non-hispanic)	33,179	4	4	3	2	3	3
Black (non-hispanic)	407	4	4	3	2	3	3
Hispanic (all races)	2,477	4	4	3	2	3	3
Native American (non-hispanic)	287	4	4	3	2	3	3
Asian/Pacific Islanders (non-hispanic)	893	4	4	3	2	3	3
All Households	37,243						

*Reflects 2000 Census data.

** Elderly is defined as 65 years and over.

*** Census 2000 indicated 32,797 disabled and used an average family size of 3 to determine families.

The County's Community Development Division has consulted with the Housing Authority concerning consideration of public housing needs and planned Capital Fund Program activities. Ongoing consultation is maintained to assure that activities funded under the Capital Fund Program and Consolidated Plan activities are fully coordinated. The Housing Authority may request CDBG funds in the next funding cycle. Because the CDBG program requires a minimum of 20% match, any planned activities would include funding from both Capital Fund and Consolidated Plan programs.

The HACC Board of Commissioners is composed of the Board of County Commissioners and one HACC Resident Commissioner. Coordination of housing and community development programs is streamlined by the consolidation of programs under one agency, the County's Department of Human Services.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Housing Needs of Families on the PHA's Waiting Lists
PUBLIC HOUSING WAITLIST

	# of families	% of total families	Annual Turnover
Waiting list total	1466		66
Extremely low income <=30% AMI	1272	87%	
Very low income (>30% but <=50% AMI)	170	12%	
Low income (>50% but <80% AMI)	24	2%	
Families with children	878	60%	
Elderly families	204	14%	
Families with Disabilities	576	40%	
Race: White	1232	84%	
Race: African American	145	10%	
Race: American Indian	35	2%	
Race: Asian	41	3%	
Race: Pacific Islander	15	1%	
Ethnic/Hispanic	106	7%	
Non- ethnic/Nonhispanic	1360	93%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	493	34%	21
2 BR	569	39%	32
3 BR	344	24%	9
4 BR	60	4%	4

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? SINCE FEBRUARY 2, 2009

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Some lists may re-open to maintain not less than 12 months worth of applicants, but seems unlikely at this time.

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

9.1

Housing Needs of Families on the PHA's Waiting Lists

SECTION 8 WAITLIST

	# of families	% of total families	Annual Turnover
Waiting list total	5349		210
Extremely low income <=30% AMI	4698	88%	
Very low income (>30% but <=50% AMI)	627	12%	
Low income (>50% but <80% AMI)	23	<1%	
Families with children	3292	62%	
Elderly families	719	13%	
Families with Disabilities	1874	35%	
Race: White	4495	84%	
Race: African American	495	9%	
Race: American Indian	134	3%	
Race: Asian	119	2%	
Race: Pacific Islander	37	<1%	
Ethnic/Hispanic	350	7%	
Non- ethnic/Nonhispanic	4999	94%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1726	32%	48
2 BR	2128	40%	103
3 BR	1210	23%	47
>=4 BR	285	5%	12

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? SINCE FEBRUARY 2, 2009

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes*

*Preference Status

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><i>The following is a listing of progress made towards HACC's 5-year Plan goals and fulfilling HACC's mission:</i></p> <ul style="list-style-type: none"> • HACC continues to participate in the Clackamas County Homeless Council. In this capacity, HACC continues to apply for and receive Continuum of Care funds for the Shelter plus Care program and the Jannsen Road Transitional Housing Program. HACC is actively assisting in the Bridges to Housing Program (B2H). B2H is a program aimed at helping the most difficult to house homeless families find and retain permanent housing. Currently, HACC has designated three apartments at their Easton Ridge Apartment Complex at a reduced rent for B2H participants. HACC added a HCV preference for 20 vouchers to serve the B2H population. • HACC has achieved a High Performer rating on its SEMAP. • HACC continues to use its Easton Ridge property to further provide affordable housing. Easton Ridge currently accepts Shelter plus Care and Section 8 Housing Choice Vouchers. • HACC continues to apply for and receive grant funding for a fulltime housing choice voucher family self-sufficiency coordinator. • HACC has successfully applied for and received ROSS grant funding to provide services to its public housing residents that support our goal of helping them become more self-sufficient. • HACC continues to maximize its Voucher utilization at 98% or greater and has adjusted Voucher Payment Standards as needed for its residents to find affordable housing. • HACC has consistently maintained high occupancy rates at 95% or greater in an effort to serve those on the waitlist as quickly as possible. • The Capital Fund Program achievements are listed as part of attachments B, C, D and E. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>HACC's definition of "substantial deviation" or "significant amendment or modification" <i>Discretionary changes (changes which are not mandated by regulation) in the plans or policies of the HACC which fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Housing Authority Commissioners. Discretionary changes include Capital Fund items that have a cumulative total expense in excess of \$250,000 in any single year.</i></p>
	<p>11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) See Attachment OR001h01</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) See Attachment OR001h01</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) See Attachment OR001h01</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) See Attachment OR001h01</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. See Attachment OR001f01</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) See Attachment OR001a01 (Annual Statement) OR001b01, OR001c01, OR001d01, and OR001g01 (P&E Reports)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) See Attachment OR001e01</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Attachment: OR001a02

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County

Grant Type and Number
Capital Fund Program Grant No: OR16P00150110
Date of CFFP:

Replacement Housing Factor Grant No: RHFY of Grant Approval:

FY of Grant: 2010

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending:

☒ Revised Annual Statement (revision no: 01)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Original	Revised	Obligated	Total Actual Cost	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20)	\$ 238,000.00	\$ 238,000.00	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 164,516.00	\$ 164,516.00	\$ -	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 154,025.00	\$ 154,025.00	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ 6,250.00	\$ 6,250.00	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 9,850.00	\$ 9,850.00	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 22,500.00	\$ 22,500.00	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 133,463.00	\$ 133,463.00	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 33,000.00	\$ 33,000.00	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities:	\$ 427,909.00	\$ 427,909.00	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,194,513.00	\$ 1,194,513.00	\$ -	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security - Soft Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security - Hard Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

- 1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
3 PHA's with under 250 units in management may use 100% of CFP Grants for operations.
4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109		FFY of Grant: Replacement Housing Factor Grant No: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised:	Obligated	Total Actual Cost: Expended
Signature of Executive Director <i>Richard Alcala for TA</i>		Date 6/21/10	Signature of Public Housing Director		

Part II: Supporting Pages

PHA Name: Housing Authority of Chickasaw County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:		CFE (Yes/No)		Federal FY of Grant 2010		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Account No.	Qty	Total Estimated Cost	Total Actual Cost	Funds Obligated :	Funds Expended :	
AMF-wide Operations	1. Operations	1406	1	\$238,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1406		\$238,000.00	\$0.00	\$0.00	\$0.00	
AMF-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$33,258.00	\$0.00	\$0.00	\$0.00	
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$6,500.00	\$0.00	\$0.00	\$0.00	
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$90,000.00	\$0.00	\$0.00	\$0.00	
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$33,258.00	\$0.00	\$0.00	\$0.00	
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1408	1	\$164,516.00	\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:			CFEP (Yes/No)			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work					
AMF-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$119,450.00	\$0.00	\$0.00					
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$34,575.00	\$0.00	\$0.00					
	SUB-TOTAL	1410		\$154,025.00	\$0.00	\$0.00					
	1. Financial Audit	1411	100%	\$6,250.00	\$0.00	\$0.00					
	SUB-TOTAL	1411		\$6,250.00	\$0.00	\$0.00					
AMF-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$7,500.00	\$0.00	\$0.00					
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$0.00	\$0.00					
	3. Printing RFPs, Bid documents, other project related expenses	1430	50	\$350.00	\$0.00	\$0.00					
SUB-TOTAL		1430		\$9,850.00	\$0.00	\$0.00					
AMF-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$22,500.00	\$0.00	\$0.00					
	SUB-TOTAL	1450		\$22,500.00	\$0.00	\$0.00					
AMF-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$63,463.00	\$0.00	\$0.00					
	SUB-TOTAL	1460		\$63,463.00	\$0.00	\$0.00					
AMF-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	\$0.00					
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00					
PHA-wide Non- Dwelling Equipment	1. Computers & Equipment	1475	2	\$5,000.00	\$0.00	\$0.00					
	2. Maintenance Vehicles & Equip	1475	1	\$20,000.00	\$0.00	\$0.00					
	3. Copier	1475	1	\$8,000.00	\$0.00	\$0.00					
	SUB-TOTAL	1475		\$33,000.00	\$0.00	\$0.00					
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$5,000.00	\$0.00	\$0.00					
	SUB-TOTAL	1495		\$5,000.00	\$0.00	\$0.00					

1. To be completed for the Performance and Evaluation Report or a Revised Annual statement

2. To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Chockamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:		CFR (Yes/No)		Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised :	Funds Obligated :
						Funds Expended :
(AMP)						
1. SITEWORK						
AMP 2 - DEV 007 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00
	DEV #007 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00
	1. DWELLING STRUCTURES	1460				
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$0.00	\$0.00
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00
	DEV #007 1460 SUB TOTAL	1460		\$25,000.00	\$0.00	\$0.00
	DEV #007 TOTAL			\$25,000.00	\$0.00	\$0.00
AMP 2 - DEV 010 Scattered Sites	1. SITEWORK	1450				
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00
	DEV #010 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00
	1. DWELLING STRUCTURES	1460				
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00
	DEV #010 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00
DEV #010 TOTAL			\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Chickasaw County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.) DEV #012 1460 SUB TOTAL 1. DWELLING STRUCTURES a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.) b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.) DEV #012 1460 SUB TOTAL DEV #012 TOTAL	1460	1	Original \$0.00 \$0.00 \$0.00 \$45,000.00 \$0.00 \$45,000.00 \$0.00 \$0.00 \$0.00 \$45,000.00	Revised \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Funds Obligated: \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Funds Expended: \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
AMP 2 - DEV 019 Scattered Sites	1. SITEWORK a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.) DEV #019 1460 SUB TOTAL 1. DWELLING STRUCTURES a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.) b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.) DEV #019 1460 SUB TOTAL DEV #019 TOTAL	1460	1	Original \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Revised \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Funds Obligated: \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Funds Expended: \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:		CFPP (Yr/No)		Federal FY of Grant 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
	1. SITEWORK	1450		Original	Revised	Funds Obligated 2	Funds Expended 2
AMP 2 - DEV 020 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.) DEV #020 1450 SUB TOTAL	1450	1	\$0.00	\$0.00	\$0.00	\$0.00
	1. DWELLING STRUCTURES	1460		\$0.00	\$0.00	\$0.00	\$0.00
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00
	DEV #020 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00
	DEV #020 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00
	DEVELOPMENT						
	Executive Director salary and benefits	1499	1	\$32,500.00	\$0.00	\$0.00	\$0.00
AMP 1 - Dev 01 Clackamas Heights	Project Manager salary and benefits	1499	1	\$29,705.00	\$0.00	\$0.00	\$0.00
	Project Manager salary and benefits	1499	1	\$48,915.00	\$0.00	\$0.00	\$0.00
	Outreach Specialist salary & benefits	1499	1	\$20,280.00	\$0.00	\$0.00	\$0.00
	Admin assistant/Intern salary and benefits	1499	1	\$3,000.00	\$0.00	\$0.00	\$0.00
	Development Consultant Services	1499	1	\$200,000.00	\$0.00	\$0.00	\$0.00
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00
	CEPP Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00
	Dev #03 1499 SUB TOTAL	1499		\$334,400.00	\$0.00	\$0.00	\$0.00
	Executive Director salary and benefits	1499	1	\$32,500.00	\$0.00	\$0.00	\$0.00
AMP 2 - Dev 007-021 Scattered Sites	Project Manager salary and benefits	1499	1	\$29,704.00	\$0.00	\$0.00	\$0.00
	Project Manager salary and benefits	1499	1	\$16,305.00	\$0.00	\$0.00	\$0.00
	Admin assistant/Intern salary and benefit	1499	1	\$0.00	\$0.00	\$0.00	\$0.00
	Appraisal Services	1499	1	\$10,000.00	\$0.00	\$0.00	\$0.00
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00
	Relocation Costs and Services	1499		\$0.00	\$0.00	\$0.00	\$0.00
	Development Consultant Services	1499	1	\$5,000.00	\$0.00	\$0.00	\$0.00
	DEV #007-021 1499 SUB TOTAL	1499		\$95,509.00	\$0.00	\$0.00	\$0.00
	DEVELOPMENT TOTAL	1499		\$427,909.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL			\$1,194,513.00	\$0.00	\$0.00	\$0.00

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Attachment: OR001b03

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150107		Federal FY of Grant: 2007	
Replacement Housing Factor Grant No:					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <u>02</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
		Original			Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$201,900.00	\$204,229.44	\$204,229.44	\$204,229.44
3	1408 Management Improvements -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1408 Management Improvements -- Hard Costs	\$121,196.24	\$126,300.87	\$125,970.87	\$110,031.78
5	1410 Administration	\$177,939.86	\$177,940.33	\$177,940.33	\$157,025.53
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$17,718.64	\$17,718.64	\$8,179.18	\$8,179.18
9	1440 Site Acquisition				
10	1450 Site Improvement	\$70,000.00	\$61,456.17	\$42,152.20	\$30,685.51
11	1460 Dwelling Structures	\$486,052.98	\$479,196.27	\$479,196.27	\$380,196.95
12	1465.1 Dwelling Equipment - Nonexpendable	\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$53,220.26	\$61,186.26	\$56,980.91	\$56,018.39
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,139,401.00	\$1,139,401.00	\$1,106,022.22	\$957,739.80
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$447,020.16	\$347,076.56	\$327,772.59	\$257,383.26
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$347,117.45	\$318,733.68	\$318,733.68	\$236,625.84
Signature of Executive Director and Date: <i>Reahard Q. Clark</i> 6/22/2010		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

1/ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2/ To be completed for the Performance and Evaluation Report

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number		Capital Fund Program Grant No: OR16P00150107		Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
PHA-wide Operations	1. Operations	1406	1	\$162,000.00	\$164,329.44	\$164,329.44	\$164,329.44	COMPLETE			
	2. STAFF: Preventive Maintenance Salary & Benefits	1406	33%	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	COMPLETE			
	3. STAFF: Preventive Maintenance Salary & Benefits	1406	33%	\$18,900.00	\$18,900.00	\$18,900.00	\$18,900.00	COMPLETE			
	SUB TOTAL	1406		\$201,900.00	\$204,229.44	\$204,229.44	\$204,229.44				
PHA-wide Mgmt.	1. Staff: Central Office Cost Center (COCC)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	2. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%	\$43,000.00	\$43,000.00	\$43,000.00	\$40,466.37	COMPLETE			
	3. STAFF: Capital Fund Manager Salary & Benefits	1408	50%	\$13,033.47	\$13,033.10	\$13,033.10	\$1,691.21	ONGOING			
	4. STAFF: Youth Service Coordinator Salary & Benefits	1408	1	\$32,815.87	\$32,815.87	\$32,815.87	\$30,752.30	ONGOING			
	5. STAFF Crime Prevention Program	1408	1	\$30,966.90	\$30,966.90	\$30,966.90	\$30,966.90	COMPLETE			
	6. TRAINING: Staff Training Improvement	1408	1	\$1,380.00	\$6,485.00	\$6,155.00	\$6,155.00	ONGOING			
	7. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	8. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	9. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	SUB TOTAL	1408		\$121,196.24	\$126,300.87	\$125,970.87	\$110,031.78				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Housing Authority of Chickasaw County		Grant Type and Number		Capital Fund Program Grant No: OR16P00150107		Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	COMPLETE			
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	100%	\$64,000.00	\$66,039.43	\$66,039.43	\$45,124.63	ONGOING - In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)			
	3. Staff: Central Office Cost Center (COCC)	1410	10%	\$31,489.63	\$31,490.10	\$31,490.10	\$31,490.10	COMPLETE			
	4. Advertising	1410	100%	\$2,000.23	\$410.80	\$410.80	\$410.80	COMPLETE			
	5. Travel (Mileage, Parking, etc.)	1410	100%	\$250.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	6. Legal Expenses	1410	100%	\$200.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	SUB TOTAL	1410		\$177,939.86	\$177,940.33	\$177,940.33	\$157,025.53				
PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & Section(s) 18 & 32, HOPE 6 Feasibility Study	1430	1	\$9,218.64	\$9,218.64	\$1,705.00	\$1,705.00	ONGOING			
	2. Asbestos/Mold Testing/Remediation: Dev. 001 -	1430	1	\$8,000.00	\$8,000.00	\$6,005.70	\$6,005.70	ONGOING			
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00	\$500.00	\$468.48	\$468.48	ONGOING			
	SUB TOTAL	1430		\$17,718.64	\$17,718.64	\$8,179.18	\$8,179.18	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases			
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$10,936.61	\$7,266.11	\$0.00	\$0.00				
	SUB TOTAL	1450		\$10,936.61	\$7,266.11	\$0.00	\$0.00				
PHA-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility	1460	20	\$121,555.71	\$0.00	\$0.00	\$0.00	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases			
	SUB TOTAL	1460		\$121,555.71	\$0.00	\$0.00	\$0.00				
PHA-wide Dwelling Equipment	1. Ranges & Refrigerators for AMP	1465	4	\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00	COMPLETE			
	SUB TOTAL	1465		\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00				

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number		Capital Fund Program Grant No:		Replacement Housing Grant No:		Federal FY of Grant:	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
PHA-wide Non-Dwelling Equipment	1. TOOLS: Power Equipment for Modernization	1475	10	\$1,829.00	\$10,261.52	\$10,019.23	\$10,019.23	ONGOING			
	2. Computer/Office Equipment:	1475	5	\$11,791.69	\$37,080.88	\$33,117.82	\$32,155.30	ONGOING			
	5. Maintenance Vehicles/Equip	1475	3	\$39,599.57	\$13,843.86	\$13,843.86	\$13,843.86	COMPLETE			
	SUB TOTAL	1475		\$53,220.26	\$61,186.26	\$56,980.91	\$56,018.39				
	1. Relocation costs due to modernization activities	1495	4	\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02	COMPLETE			
PHA-wide Contingency	SUB TOTAL	1495		\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02				
	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
	SUB TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00				
AMP 1 - DEV 001 - Clackamas Heights (100 units)	Asset Management Properties (AMP)										
	1. SITE WORK	1450	1	\$3,149.02	\$5,218.41	\$5,218.41	\$5,218.41	COMPLETE			
	Dev. #001 1450 SUB TOTAL	1450		\$3,149.02	\$5,218.41	\$5,218.41	\$5,218.41				
	1. DWELLING STRUCTURES	1460									
	a. Replace Porches	1460	5	\$7,810.98	\$13,196.98	\$13,196.98	\$13,196.98	COMPLETE			
AMP-3 Hillside Park	Dev. #001 1460 SUB TOTAL	1460		\$7,810.98	\$13,196.98	\$13,196.98	\$13,196.98				
	DEV #001 TOTAL			\$10,960.00	\$18,415.39	\$18,415.39	\$18,415.39				
	1. DWELLING STRUCTURES	1460		\$643.23	\$12,494.56	\$12,494.56	\$12,494.56	COMPLETE			
	Dev #003 TOTAL	1460		\$643.23	\$12,494.56	\$12,494.56	\$12,494.56				
AMP-4 Oregon City View Manor	1. SITE WORK	1450		\$5,914.37	\$5,914.37	\$5,914.37	\$5,914.37	COMPLETE			
	Dev #004 1450 SUB TOTAL	1450		\$5,914.37	\$5,914.37	\$5,914.37	\$5,914.37				
	1. DWELLING STRUCTURES	1460		\$16,411.50	\$18,049.20	\$18,049.20	\$18,049.20	COMPLETE			
	Dev #004 1460 SUB TOTAL	1460		\$16,411.50	\$18,049.20	\$18,049.20	\$18,049.20				
	DEV # 004 TOTAL			\$22,325.87	\$23,963.57	\$23,963.57	\$23,963.57				

Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 5 - DEV 005 - Hillside Manor (100 units)								
	1. DWELLING STRUCTURES							
	a. Replace all hallway flooring	1460	9	\$44,085.41	\$44,085.41	\$44,085.41	\$44,085.41	COMPLETE
	DEV #005 TOTAL	1460		\$44,085.41	\$44,085.41	\$44,085.41	\$44,085.41	
AMP-2 #006 Scattered Sites								
	1. DWELLING STRUCTURES		1					
	a. force account/cabinet replacement	1460		\$546.80	\$546.80	\$546.80	\$546.80	COMPLETE
Sites	b. A1 construction/flooring replacement			\$7,497.30	\$7,497.30	\$7,497.30	\$7,497.30	COMPLETE
	DEV #006 TOTAL	1460		\$8,044.10	\$8,044.10	\$8,044.10	\$8,044.10	
AMP 2 - DEV 007 Scattered Sites								
	1. SITE WORK		1450					
	a. Full Site Renovation - Units 7003 & 7012		1450	2	\$20,000.00	\$20,000.00	\$7,962.14	\$6,075.47
	DEV #007 1450 SUB TOTAL		1450		\$20,000.00	\$20,000.00	\$7,962.14	\$6,075.47
	2. DWELLING STRUCTURES		1460					
	a. Full Dwelling Renovation - Units 7003 &		1460	2	\$95,407.80	\$111,931.21	\$111,931.21	\$89,093.37
	DEV #007 1460 SUB TOTAL		1460		\$95,407.80	\$111,931.21	\$111,931.21	\$89,093.37
	DEV #007 TOTAL			\$115,407.80	\$131,931.21	\$119,893.35	\$95,168.84	

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number		Capital Fund Program Grant No:		ORI6P00150107		Federal FY of Grant:		2007	
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Dev. Acct. No	Quantity	Total Estimated Cost			Total Actual Cost			Status of Work	
						Original	Revised	Funds Obligated	Funds Expended				
AMP 2 - DEV	1. SITE WORK												
	a. Full site renovation/tress, conc, landscaping, etc.		1450	2	\$0.00	\$5,727.47	\$5,727.47	\$1,807.47	ONGOING				
	DEV #010 1450 SUB TOTAL		1450		\$0.00	\$5,727.47	\$5,727.47	\$1,807.47					
	1. DWELLING STRUCTURES		1460										
	a. Unit 10019 - Siding, Windows, Cabinets & Flooring		1460	1	\$31,000.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
010 Scattered Sites	b. Unit 10020 - Siding, Windows, Cabinets & Flooring		1460	1	\$31,000.00	\$57,166.00	\$57,166.00	\$40,274.52	ONGOING				
	c. unit 10008/Flooring		1460		\$2,673.25	\$2,673.25	\$2,673.25	\$2,673.25	COMPLETE				
	d. force account		1460		\$1,657.69	\$1,657.69	\$1,657.69	\$1,657.69	COMPLETE				
	DEV #010 1460 SUB TOTAL		1460		\$66,330.94	\$61,496.94	\$61,496.94	\$44,605.46					
	DEV #010 TOTAL				\$66,330.94	\$67,224.41	\$67,224.41	\$46,412.93					
AMP 2 - DEV	1. SITEWORK		1450										
	a. Replace Flatwork - Unit 12037		1450	1	\$13,225.00	\$10,093.86	\$10,093.86	\$6,320.51	ONGOING				
	c. unit 12011 & 12038 remove trees		1450		\$1,775.00	\$1,775.00	\$1,775.00	\$1,775.00	COMPLETE				
	DEV #012 1450 SUB TOTAL		1450		\$15,000.00	\$11,868.86	\$11,868.86	\$8,095.51					
	1. DWELLING STRUCTURES		1460										
012 Scattered Sites	a. Unit 12037 - Siding, Windows, Cabinets & Flooring		1460	1	\$26,675.00	\$85,541.00	\$85,541.00	\$45,361.00	ONGOING				
	b. Unit 12007/ Flooring		1460	1	\$981.40	\$981.40	\$981.40	\$981.40	COMPLETE				
	c. Unit 12011 Furnace		1460	1	\$3,325.00	\$3,325.00	\$3,325.00	\$3,325.00	COMPLETE				
	DEV #012 1460 SUB TOTAL		1460		\$30,981.40	\$89,847.40	\$89,847.40	\$49,667.40					
	DEV #012 TOTAL				\$45,981.40	\$101,716.26	\$101,716.26	\$57,762.91					

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 2 - DEV 019 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 19003	1450	1	\$15,000.00	\$5,460.95	\$5,460.95	\$3,574.28	ONGOING
	DEV #019 1450 SUB TOTAL	1450		\$15,000.00	\$5,460.95	\$5,460.95	\$3,574.28	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 19003	1460	1	\$26,895.04	\$46,285.00	\$46,285.00	\$27,195.00	ONGOING
	b. Install new windows & siding - Unit 19015	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	c. Window/ siding project 19011	1460	1	\$28,350.00	\$28,350.00	\$28,350.00	\$28,350.00	COMPLETE
	d. Force Account/remove chimney and dryrot/mold	1460	1	\$2,304.96	\$2,304.96	\$2,304.96	\$2,304.96	COMPLETE
	DEV #019 1460 SUB TOTAL	1460		\$57,550.00	\$76,939.96	\$76,939.96	\$57,849.96	
	DEV #019 TOTAL			\$72,550.00	\$82,400.91	\$82,400.91	\$61,424.24	
AMP 2 - DEV 020 Scattered Sites	1. DWELLING STRUCTURES	1460						
	a. Install new windows & siding - Unit 20001	1460	1	\$32,950.00	\$33,182.00	\$33,182.00	\$33,182.00	COMPLETE
	c056a-07 change order	1460	1	\$1,590.31	\$1,590.31	\$1,590.31	\$1,590.31	COMPLETE
	DEV #020 TOTAL	1460		\$34,540.31	\$34,772.31	\$34,772.31	\$34,772.31	
	1. DWELLING STRUCTURES	1460						
AMP-2 - Dev 21 Scattered Sites	a. Dwelling Renovation/flooring	1460	1	\$2,691.60	\$8,338.20	\$8,338.20	\$8,338.20	COMPLETE
	Dev #021 TOTAL	1460		\$2,691.60	\$8,338.20	\$8,338.20	\$8,338.20	
	GRAND TOTAL			\$1,139,401.00	\$1,139,401.00	\$1,106,022.22	\$957,739.80	

Attachment: OR001c02

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150108		Federal FY of Grant 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <u>3</u>					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost		
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$200,968.00	\$192,132.00	\$192,132.00	\$192,132.00
3	1408 Management Improvements -- Soft Costs	\$100.00	\$4,100.00	\$2,451.79	\$2,451.79
4	1408 Management Improvements -- Hard Costs	\$86,150.00	\$82,150.00	\$17,805.11	\$17,805.11
5	1410 Administration	\$143,900.00	\$152,736.00	\$152,736.00	\$120,079.85
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$97,350.00	\$97,350.00	\$15,999.00	\$15,999.00
9	1440 Site Acquisition				
10	1450 Site Improvement	\$121,000.00	\$121,000.00	\$31,875.00	\$1,875.00
11	1460 Dwelling Structures	\$323,400.00	\$323,400.00	\$19,128.56	\$18,702.67
12	1465.1 Dwelling Equipment - Nonexpendable	\$3,000.00	\$3,000.00	\$0.00	\$0.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$21,500.00	\$21,500.00	\$8,548.37	\$8,548.37
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$1,000.00	\$1,000.00	\$0.00	\$0.00
19	1499 Development Activities	\$200,000.00	\$200,000.00	\$195,650.00	\$138,839.53
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,198,368.00	\$1,198,368.00	\$636,325.83	\$516,424.32
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs		\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures				
Signature of Executive Director and Date <i>Richard O'Leary for TA</i> 6/21/10		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

1/ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2/ To be completed for the Performance and Evaluation Report

Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number		Capital Fund Program Grant No:		ORL6P00150108		Federal FY of Grant:	
Development Number		General Description of Major Work/Dev. Acct. No		Replacement Housing Factor Grant No:		Capital Fund Program Grant No:		ORL6P00150108		2008	
Name/HA-Wide Activities		Categories		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	
PHA-wide Operations		1. Operations		1		\$200,968.00		\$192,132.00		COMPLETE	
SUB-TOTAL		1406		1		\$200,968.00		\$192,132.00		\$192,132.00	
Mgmt. Improve		1. STAFF: High Rise Service Coordinator Salary & Benefits		100%		\$43,000.00		\$43,000.00		\$0.00	
		2. STAFF: Asset/Redevelopment Manager: Salary & Benefits		5%		\$4,000.00		\$4,000.00		\$0.00	
		3. STAFF: Youth Service Coordinator Salary & Benefits		1		\$34,100.00		\$34,100.00		\$17,805.11	
		4. STAFF: Crime Prevention Specialist Salary & Benefits		1		\$4,000.00		\$0.00		\$0.00	
		5. TRAINING: Staff Training Improvement		1		\$500.00		\$500.00		\$0.00	
		6. Travel for Resident Services Specialist(s)		1		\$50.00		\$50.00		\$0.00	
		7. Software: Operating Systems & Office Software - Soft Costs		1		\$100.00		\$4,100.00		\$2,451.79	
		8. TRAINING: Resident Training related to Agency Plan resident partnership process		1		\$500.00		\$500.00		\$0.00	
SUB-TOTAL		1408		1		\$500.00		\$500.00		\$0.00	
PHA-wide Admin.		1. Cap. Admin (COCC) Salary & Benefits		100%		\$31,000.00		\$39,836.00		\$39,836.00	
		a. Capital Improvement Coordinator Salary & Benefits		100%		\$80,000.00		\$80,000.00		\$80,000.00	
		2. CFP Construction Specialist Salary & Benefits - A&E Design Work		85%		\$30,000.00		\$32,900.00		\$24,851.10	
		3. Advertising		100%		\$2,000.00		\$0.00		\$0.00	
		4. Travel (Mileage, Parking, etc.)		100%		\$250.00		\$0.00		\$0.00	
		5. Legal Expenses		100%		\$650.00		\$0.00		\$0.00	
SUB-TOTAL		1410		1		\$143,900.00		\$152,736.00		\$120,070.85	
PHA-wide Fees & Costs		1. Architectural, Engineering, Consulting Services & 2008 Energy Audit		1		\$95,000.00		\$95,000.00		\$15,999.00	
		2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021		1		\$2,000.00		\$2,000.00		\$0.00	
										\$0.00	

	3. Printing RFPs, Bid documents, other project related expenses	1430	50	\$350.00	\$350.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1430		\$97,350.00	\$97,350.00	\$15,999.00	\$15,999.00	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	ONGOING CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	
PHA-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility	1460	10	\$100,000.00	\$100,000.00	\$1,629.56	\$1,203.67	ONGOING CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$100,000.00	\$100,000.00	\$1,629.56	\$1,203.67	
PHA-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	4	\$3,000.00	\$3,000.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1465		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
PHA-wide Non Dwelling Equipment	1. TOOLS: Power Equipment for Modernization	1475	10	\$10,000.00	\$10,000.00	\$0.00	\$0.00	ONGOING
	2. COMPUTER/EQUIPMENT:	1475	2	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	3. Maintenance Vehicles/Equip	1475	3	\$10,000.00	\$10,000.00	\$8,548.37	\$8,548.37	ONGOING
	SUB-TOTAL	1475		\$21,500.00	\$21,500.00	\$8,548.37	\$8,548.37	
Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$1,000.00	\$1,000.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1495		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 - Clackamas Heights (100 units)	1. DWELLING STRUCTURES	1460						
	2. Replace Porches	1460	5	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
	DEV #001 TOTAL			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES	1460						
	2. Replace Windows	1460	2	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
	DEV #003 TOTAL			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
AMP 4 - DEV 004 - OCY/M (100 units)	1. DWELLING STRUCTURES	1460						
	2. Replace Windows	1460	2	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING

	b. Remove/Replace ACM Floors	1460	20	\$25,000.00	\$25,000.00	\$0.00	\$0.00	ONGOING
	DEV #004 TOTAL			\$30,000.00	\$30,000.00	\$0.00	\$0.00	
AMP 5 - DEV 005 - Hillside Master (100 units)	1. DWELLING STRUCTURES	1460						
	a. Paint Building	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #005 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Restoration - Unit 7028	1450	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00	ONGOING
	DEV #007 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Restoration - Unit 7028	1460	1	\$40,000.00	\$40,000.00	\$0.00	\$0.00	ONGOING
	DEV #007 1460 SUB TOTAL	1460		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$55,000.00	\$55,000.00	\$0.00	\$0.00	
AMP 2 - DEV 010 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Restoration - Unit 1021	1450	1	\$15,000.00	\$15,000.00	\$1,875.00	\$1,875.00	ONGOING
	DEV #010 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$1,875.00	\$1,875.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Restoration - Unit 1021	1460	1	\$40,000.00	\$40,000.00	\$0.00	\$0.00	ONGOING
	DEV #010 1460 SUB TOTAL	1460		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$55,000.00	\$55,000.00	\$1,875.00	\$1,875.00	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Restoration - Unit 12011	1450	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00	ONGOING
	DEV #012 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Restoration - Unit 12011	1460	1	\$40,000.00	\$40,000.00	\$17,499.00	\$17,499.00	ONGOING
	DEV #012 1460 SUB TOTAL	1460		\$40,000.00	\$40,000.00	\$17,499.00	\$17,499.00	
	DEV #012 TOTAL			\$55,000.00	\$55,000.00	\$17,499.00	\$17,499.00	
AMP 2 - DEV 019 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Restoration - Unit 19017	1450	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00	ONGOING
	DEV #019 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Restoration - Unit 19017	1460	1	\$40,900.00	\$40,900.00	\$0.00	\$0.00	ONGOING
	DEV #019 1460 SUB TOTAL	1460		\$40,900.00	\$40,900.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$55,900.00	\$55,900.00	\$0.00	\$0.00	
AMP 2 - DEV 020 Scattered Sites	1. SITEWORK	1450						

AMP 2 - DEV 021 Scattered Sites	2. Full Site Renovation - Unit 20006	1450	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00	ONGOING
	DEV #020 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	2. Install new windows & siding - #20006	1460	1	\$22,500.00	\$22,500.00	\$0.00	\$0.00	ONGOING
	DEV #020 1460 SUB TOTAL	1460		\$22,500.00	\$22,500.00	\$0.00	\$0.00	
	DEV #020 TOTAL			\$37,500.00	\$37,500.00	\$0.00	\$0.00	
Development	1. SITEWORK	1450						
	2. Full Site Renovation - Unit 21009	1450	1	\$16,000.00	\$16,000.00	\$0.00	\$0.00	ONGOING
	DEV #021 TOTAL			\$16,000.00	\$16,000.00	\$0.00	\$0.00	
	Development	1499						
	Project manager	1499	1/2	\$50,000.00	\$140,000.00	\$140,000.00	\$110,878.55	ONGOING
	Project planner	1499	1	\$100,000.00	\$36,549.00	\$32,199.00	\$19,852.95	ONGOING
	Admin Assistant	1499	1	\$50,000.00	\$23,451.00	\$23,451.00	\$8,108.03	ONGOING
	Development total	1499		\$200,000.00	\$200,000.00	\$195,650.00	\$138,839.53	
	GRAND TOTAL			\$1,198,368.00	\$1,198,368.00	\$636,325.83	\$516,424.32	

Attachment: OR001d02

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:
Housing Authority of Clackamas County

Grant Type and Number
Capital Fund Program Grant No: OR16P00150109
Date of CFFP:

Replacement Housing Factor Grant No: FFY of Grant Approval:

FFY of Grant: 2009

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☒ Performance and Evaluation Report for Period Ending: 12/31/09 ☐ Revised Annual Statement (revision no: 02)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20)	\$ 193,118.00	\$ 193,118.00	\$ 193,118.00	\$ -
3	1408 Management Improvements	\$ 88,500.00	\$ 88,500.00	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 129,000.00	\$ 152,700.00	\$ 119,450.00	\$ 119,450.00
5	1411 Audit	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 22,350.00	\$ 22,350.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 394,045.00	\$ 370,345.00	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 45,500.00	\$ 45,500.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
17	1499 Development Activities	\$ 240,000.00	\$ 240,000.00	\$ 163,039.66	\$ 30,896.39
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,194,513.00	\$ 1,194,513.00	\$ 475,607.66	\$ 150,346.39
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -

- 1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109		FFY of Grant: Replacement Housing Factor Grant No: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost Expended
Signature of Executive Director <i>Richard Clark for TA</i>		Date 6/21/10	Signature of Public Housing Director		

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant 2009		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
AMP-wide Operations	1. Operations	1406	1	\$193,118.00	\$193,118.00	\$193,118.00	\$0.00	Ongoing	
	SUB-TOTAL	1406		\$193,118.00	\$193,118.00	\$193,118.00	\$0.00		
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$43,000.00	\$43,000.00	\$0.00	\$0.00	Ongoing	
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$6,250.00	\$6,250.00	\$0.00	\$0.00	Ongoing	
	3. STAFF: Youth Services Salary & Benefits	1408	1	\$34,100.00	\$34,100.00	\$0.00	\$0.00	Ongoing	
	4. STAFF: Crime Prevention Specialist Salary & Benefits	1408	1	\$4,000.00	\$4,000.00	\$0.00	\$0.00	Ongoing	
	5. TRAINING: Staff Training Improvement	1408	1	\$500.00	\$500.00	\$0.00	\$0.00	Ongoing	
	6. Travel for Resident Services Specialist(s)	1408	1	\$50.00	\$50.00	\$0.00	\$0.00	Ongoing	
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$100.00	\$100.00	\$0.00	\$0.00	Ongoing	
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00	\$0.00	\$0.00	Ongoing	
	SUB-TOTAL	1408		\$88,500.00	\$88,500.00	\$0.00	\$0.00		

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OK16P00150109 Replacement Housing Factor Grant No:		CFP (Year/No.)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMR-wide Admin.	1. Central Office Cost Center (COCC)	1410	100%	\$95,750.00	\$119,450.00	Complete	
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$33,250.00	\$0.00	from 10% max Admin costs per - 968.112 (a) (2) (ii)	
	SUB-TOTAL	1410		\$129,000.00	\$119,450.00	Ongoing	
	1. Financial Audit	1411	100%	\$6,000.00	\$0.00	\$0.00	
	SUB-TOTAL	1411		\$6,000.00	\$0.00	\$0.00	
AMR-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$20,000.00	\$0.00	Ongoing	
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$0.00	Ongoing	
	3. Printing RFPs, Bid documents, other project related expenses	1430	50	\$350.00	\$0.00	Ongoing	
	SUB-TOTAL	1430		\$22,350.00	\$0.00	\$0.00	
AMR-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$45,000.00	\$0.00	Ongoing - CFP Modernization at vacancy or at accommodation request - AMR to be determined at vacancy or upon accommodation request and modernization to be completed in phases	
	SUB-TOTAL	1450		\$45,000.00	\$0.00	\$0.00	
	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$96,545.00	\$0.00	Ongoing - CFP Modernization at vacancy or at accommodation request - AMR to be determined at vacancy or upon accommodation request and modernization to be completed in phases	
	SUB-TOTAL	1460		\$96,545.00	\$0.00	\$0.00	
AMR-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	N/A	
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00	
	1. TOOLS: Power Equipment	1475	0	\$0.00	\$0.00	N/A	
PHA-wide Non-Dwelling Equipment	2. Computer/Equipment	1475	2	\$7,500.00	\$0.00	Ongoing	
	3. Maintenance Vehicles/Equip	1475	1	\$38,000.00	\$0.00	Ongoing	
	SUB-TOTAL	1475		\$45,500.00	\$0.00	\$0.00	

1. To be completed for the Performance and Evaluation Report or a Revised Annual statement

2. To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PRHA Name: Housing Authority of Clarkamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:			CFRP (Y=No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work			
Relocation Costs	1. Relocation costs due to modernization activities SUB-TOTAL	1495 1495	4	Original \$1,000.00 Revised, \$1,000.00 \$1,000.00	\$0.00 \$0.00 \$0.00	Ongoing			
PHA-wide Contingency	1. Contingency SUB-TOTAL	1502 1502		\$0.00 \$0.00	\$0.00 \$0.00	N/A			
AMP 1 - DEV 001 - Clarkamas Heights (100 units)	Asset Management Properties (AMP)								
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES a. Replace Porches DEV #001 TOTAL	1460 1460 1460	5	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	N/A			
AMP 4 - DEV 004 - OCVM (100 units)	1. DWELLING STRUCTURES a. Replace Windows DEV #003 TOTAL	1460 1460 1460	2	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	N/A			
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES a. Replace Windows b. Remove/Replace ACM floors DEV #004 TOTAL	1460 1460 1460	2 20	\$0.00 \$25,000.00 \$25,000.00	\$0.00 \$0.00 \$0.00	N/A Ongoing			
	1. DWELLING STRUCTURES a. Replace Roof DEV #005 SUB-TOTAL DEV #005 TOTAL	1460 1460 1460	1	\$100,000.00 \$100,000.00 \$100,000.00	\$0.00 \$0.00 \$0.00	Ongoing			

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

FHA Name: Housing Authority of Clarkamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/FHA-Wide Activities	General Description of Major Work Categories	Account No	Qty	Total Estimated Cost	Total Actual Cost	Status of Work		
AMP 2 - DEV 007 Scattered Sites				Original	Revised 1	Funds Obligated 2	Funds Expended 3	
	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	Ongoing
	DEV #007 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$27,500.00	\$25,000.00	\$0.00	\$0.00	Ongoing
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	Ongoing
	DEV #007 1460 SUB TOTAL	1460		\$29,000.00	\$26,500.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$34,000.00	\$31,500.00	\$0.00	\$0.00	
AMP 2 - DEV 010 Scattered Sites								
	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	Ongoing
	DEV #010 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$27,500.00	\$25,000.00	\$0.00	\$0.00	Ongoing
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	Ongoing
	DEV #010 1460 SUB TOTAL	1460		\$29,000.00	\$26,500.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$34,000.00	\$31,500.00	\$0.00	\$0.00	

1. To be completed for the Performance and Evaluation Report or a Revised Annual statement

2. To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK	1450		Original	Revised	Funds Obligated	Funds Expended
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00
	DEV #012 1450 SUB TOTAL	1450		\$10,000.00	\$10,000.00	\$0.00	\$0.00
	1. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$55,000.00	\$50,000.00	\$0.00	\$0.00
AMP 2 - DEV 019 Scattered Sites	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00
	DEV #012 1460 SUB TOTAL	1460		\$56,500.00	\$51,500.00	\$0.00	\$0.00
	DEV #012 TOTAL			\$66,500.00	\$61,500.00	\$0.00	\$0.00
	1. SITEWORK	1450					
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00
	DEV #019 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00
	1. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$27,500.00	\$25,000.00	\$0.00	\$0.00
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00
	DEV #019 1460 SUB TOTAL	1460		\$29,000.00	\$26,500.00	\$0.00	\$0.00
	DEV #019 TOTAL			\$34,000.00	\$31,500.00	\$0.00	\$0.00

1. To be completed for the Performance and Evaluation Report or a Revised Annual statement
2. To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Year/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMP 2 - DEV 020 Scattered Sites	1. SITEMWORK	1450		Original	Revised	Funds Obligated	Funds Expended
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00 Ongoing
	DEV #020 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00
	I. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$27,500.00	\$25,000.00	\$0.00	\$0.00 Ongoing
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00 Ongoing
	DEV #020 1460 SUB TOTAL	1460		\$29,000.00	\$26,500.00	\$0.00	\$0.00
	DEV #020 TOTAL			\$34,000.00	\$31,500.00	\$0.00	\$0.00
DEVELOPMENT							
AMP 1 - Dev 01 Clackamas Heights	Executive Director salary and benefits	1499	1	\$21,000.00	\$30,875.00	\$21,000.00	\$12,490.69 Ongoing
	Project Manager salary and benefits	1499	1	\$25,000.00	\$2,625.00	\$0.00	\$0.00 Ongoing
	Project Manager salary and benefits	1499	1	\$0.00	\$10,423.00	\$0.00	\$0.00 Ongoing
	Admin assistant/Intern salary and benefit	1499	1	\$4,000.00	\$0.00	\$0.00	\$0.00 Ongoing
	Development Consultant Services	1499	1	\$0.00	\$53,500.00	\$41,285.66	\$5,915.03 Ongoing
	Master Plan & Design Services	1499	1	\$90,000.00	\$79,754.00	\$79,754.00	\$0.00 Ongoing
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00 Ongoing
	CFPP - Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00 Ongoing
	Dev #01 1499 SUB TOTAL	1499		\$140,000.00	\$177,177.00	\$142,039.66	\$18,405.72
AMP 2 - Dev 007-021 Scattered Sites	Executive Director salary and benefits	1499	1	\$21,000.00	\$21,000.00	\$21,000.00	\$12,490.67 Ongoing
	Project Manager salary and benefits	1499	1	\$25,000.00	\$9,770.00	\$0.00	\$0.00 Ongoing
	Project Manager salary and benefits	1499	1	\$0.00	\$11,143.00	\$0.00	\$0.00 Ongoing
	Admin assistant/Intern salary and benefit	1499	1	\$4,000.00	\$0.00	\$0.00	\$0.00 Ongoing
	Appraisal Services	1499	1	\$10,000.00	\$0.00	\$0.00	\$0.00 Ongoing
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00 Ongoing
	Relocation Costs and Services	1499		\$0.00	\$11,910.00	\$0.00	\$0.00 Ongoing
	Development Consultant Services	1499	1	\$40,000.00	\$9,000.00	\$0.00	\$0.00 Ongoing
	DEV #007-021 1499 SUB TOTAL	1499		\$100,000.00	\$62,823.00	\$21,000.00	\$12,490.67
	DEVELOPMENT TOTAL	1499		\$240,000.00	\$240,000.00	\$163,039.66	\$30,896.39
	GRAND TOTAL			\$1,194,513.00	\$1,194,513.00	\$475,607.66	\$150,346.39

1: To be completed for the Performance and Evaluation Report or a Revised Annual statement

2: To be completed for the Performance and Evaluation Report

Attachment: OR001e02

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number: Housing Authority of Clackamas Co.		Locality: Oregon City/Clackamas/Oregon		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 1
Development Number and Name	Work Statement for year 1 FFY 2010	Work Statement of Year 2 FFY 2011	Work Statement of Year 3 FFY 2012	Work Statement of Year 4 FFY 2013	Work Statement of Year 5 FFY 2014
A	ANNUAL STATEMENT	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
B Physical Improvements Subtotal		\$ 156,971.00	\$ 156,343.00	\$ 159,863.00	\$ 123,600.00
C Management Improvements		\$ 132,232.00	\$ 172,484.00	\$ 178,523.00	\$ 184,764.00
AMP-Wide Non-dwelling Structures and Equipment		\$50,000.00	\$47,500.00	\$60,000.00	\$31,000.00
E Administration		\$ 161,900.00	\$ 163,575.00	\$ 165,310.00	\$ 167,115.00
F Other		\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	\$ 25,000.00
G Operations		\$ 238,000.00	\$ 238,000.00	\$ 238,000.00	\$ 238,000.00
H Demolition		\$ -	\$ -	\$ -	\$ -
I Development		\$ 427,910.00	\$ 389,111.00	\$ 335,317.00	\$ 225,034.00
J Capital Fund Financing Debt Service					\$ 200,000.00
K Total CFP Funds		\$ 1,194,513.00	\$ 1,194,513.00	\$ 1,194,513.00	\$ 1,194,513.00
L Total Non-CFP Funds					
M Grand Total		\$ 1,194,513.00	\$ 1,194,513.00	\$ 1,194,513.00	\$ 1,194,513.00

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 2011 FFY:				Work Statement for Year: 2012 FFY:				
	Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost	
See Annual Statement	AMP-1,2,4 Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern, full remodel (units TBD)	4	\$ 30,000.00	AMP-1,2,4 Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern, full remodel (units TBD)	3	\$ 30,000.00	
	Sub-Total AMP-Wide Sitework 1450				Sub-Total AMP-Wide Sitework 1450				
	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern, full remodel (units TBD)	4	\$ 123,971.00	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern, full remodel (units TBD)	3	\$ 123,093.00	
	Sub-Total AMP-Wide Dwelling 1460				Sub-Total AMP-Wide Dwelling 1460				
	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 3,000.00	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 3,250.00	
Sub-Tot AMP-Wide Dwelling Equip 1465				\$ 3,000.00	Sub-Tot AMP-Wide Dwelling Equip 1465				\$ 3,250.00
	AMP-4 Non-Dwelling Structures 1470	Community Center Dwelling Improvements: (Flooring, HVAC, Windows, siding, cabinets, paint, etc.) AMP 4	1	\$25,000.00	AMP-3 Non-Dwelling Structures 1470	Community Center Dwelling Improvements: (Flooring, HVAC, Windows, siding, cabinets, paint, etc.) AMP 3	1	\$25,000.00	
	Sub-Tot AMP-Wide Non-Dwell Struct 1470				Sub-Tot AMP-Wide Non-Dwell Struct 1470				
	AMP-1,2,3 Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip	3 1	\$5,000.00 \$20,000.00	AMP-1,2,3 Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip	1 1	\$2,500.00 \$20,000.00	
	Sub-Tot AMP-Wide Non-Dwell Equip 1475				Sub-Tot AMP-Wide Non-Dwell Equip 1475				
					\$25,000.00				\$22,500.00

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY:		Work Statement for Year: 2011 FFY:	
Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost
See Annual Statement	Development Activities 1499	5	\$134,400.00
	Clackamas Heights AMP 1-1	3	\$200,000.00
	HACC Staff	5	\$78,510.00
	Development Consultant Services	1	\$5,000.00
	Scattered Sites AMP 1-2	2	\$10,000.00
Sub-Tot Development Activities 1499			\$427,910.00
See Annual Statement	AMP Other	1	\$7,500.00
	A/E & Consulting	3	\$5,000.00
	AMP-Wide Relocation Costs	1	\$7,500.00
	Asbestos Testing/Abatement	2	\$7,500.00
	Mold Testing/Remediation		-
Sub-Total Other			\$27,500.00
Operations 1406		1	\$238,000.00
Sub-Total Operations			\$238,000.00
2010 Grand Total			\$900,381.00

Development Name/Number	Major Work Categories	Qty	Estimated Cost
See Annual Statement	Development Activities 1499	5	\$121,676.00
	Clackamas Heights AMP 1-1	3	\$175,000.00
	HACC Staff	5	\$92,435.00
	Development Consultant Services		
	Scattered Sites AMP 1-2		
Sub-Tot Development Activities 1499			\$389,111.00
See Annual Statement	AMP Other	1	\$7,500.00
	A/E & Consulting	4	\$5,000.00
	AMP-Wide Relocation Costs	5	\$7,500.00
	Asbestos Testing/Abatement	5	\$7,500.00
	Mold Testing/Remediation	1	-
Sub-Total Other			\$27,500.00
Operations 1406		1	\$238,000.00
Sub-Total Operations			\$238,000.00
2011 Grand Total			\$858,454.00

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 2013 FFY:				Work Statement for Year: 2014 FFY:			
	Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
See Annual Statement	Dev 005 Hillside Manor AMP-5	Upgrade Entry System @ Hillside Manor	1	\$30,000.00	AMP-1,2,4 Siterwork 1450	AMP-Wide Siterwork, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Siterwork modern, full remodel (units TBD)	2	\$ 20,000.00
	AMP - 5 Sub Total			\$30,000.00	Sub-Total AMP-Wide Siterwork 1450			\$ 20,000.00
	AMP-1,2,4 Siterwork 1450	AMP-Wide Siterwork, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Siterwork modern, full remodel (units TBD)	3	\$ 30,000.00	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern, full remodel (units TBD)	2	\$ 100,000.00
	Sub-Total AMP-Wide Siterwork 1450			\$ 30,000.00	Sub-Total AMP-Wide Dwelling 1460			\$ 100,000.00
	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern, full remodel (4 units TBD)	3	\$ 126,363.00	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMP-Wide Dwelling Equip 1465	5	\$ 3,600.00
Sub-Total AMP-Wide Dwelling 1460				\$ 126,363.00	Sub-Tot AMP-Wide Dwelling Equip 1465			\$ 3,600.00
See Annual Statement	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 3,500.00	AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage Sub-Tot AMP-Wide Non-Dwell Struct 1470	1	\$0.00
	Sub-Tot AMP-Wide Dwelling Equip 1465			\$ 3,500.00	Sub-Tot AMP-Wide Non-Dwell Struct 1470			\$0.00
	AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	1	\$25,000.00	AMP-1,2,3 Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip Sub-Tot AMP-Wide Non-Dwell Equip 1475	2	\$3,000.00
	Sub-Tot AMP-Wide Non-Dwell Struct 1470			\$5,000.00	Sub-Tot AMP-Wide Non-Dwell Equip 1475			\$20,000.00
	Sub-Tot AMP-Wide Non-Dwell Struct 1470				\$30,000.00	Sub-Tot AMP-Wide Non-Dwell Equip 1475		

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 2013 FFY:				Work Statement for Year: 2014 FFY:			
	Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
See Annual Statement	AMP-1,2,3 Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip	4 1	\$10,000.00 \$20,000.00	Development Activities 1499	Clackamas Heights AMP 1-1 HAACC Staff CFFP Debt Services	5 1	\$ 134,149.00 \$ 200,000.00
	Sub-Tot AMP-Wide Non-Dwell Equip 1475			\$30,000.00		Scattered Sites AMP 1-2 HAACC Staff	5	\$ 90,885.00
	Development Activities 1499	Clackamas Heights AMP 1-1 HAACC Staff Development Consultant Services	5 3	\$ 127,760.00 \$ 100,000.00		Sub-Tot Development Activities 1499		\$ 425,034.00
		Scattered Sites AMP 1-2 HAACC Staff Appraisal Services	5 2	\$ 96,557.00 \$ 11,000.00		AMP Other	1 4 5 5	\$ 5,000.00 \$ 5,000.00 \$ 7,500.00 \$ 7,500.00
		Sub-Tot Development Activities 1499		\$ 335,317.00		A/E & Consulting AMP-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	1 4 5 5 1	\$ 7,500.00 \$ 5,000.00 \$ 7,500.00 \$ 7,500.00 -
		Sub-Tot Other		\$ 27,500.00		Sub-Tot Other		\$ 25,000.00
	Operations 1406	Operations	1	\$ 238,000.00		Operations 1406	1	\$ 238,000.00
		Sub-Total Operations		\$ 238,000.00		Sub-Total Operations		\$ 238,000.00
		2012 Grand Total		\$ 820,680.00		2013 Grand Total		\$ 842,634.00

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 2011 FFY:			Work Statement for Year: 2012 FFY:		
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements 1408	High Rise Service Coordinator Youth Services Asset Manager Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 34,422.00 \$ 6,760.00 \$ 90,000.00 \$ 50.00 \$ 1,000.00	Management Improvements 1408	High Rise Service Coordinator Youth Services Asset Manager Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 71,254.00 \$ 7,030.00 \$ 93,150.00 \$ 50.00 \$ 1,000.00
	Sub-Total Management Improv. - 1408		\$ 132,232.00	Sub-Total Management Improv. - 1408		\$ 172,484.00
	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 119,450.00 \$ 35,950.00	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 119,450.00 \$ 37,375.00
	Sub-Total Administration - 1410		\$ 155,400.00	Sub-Total Administration - 1410		\$ 156,825.00
	Audit 1411	Financial Audit	\$ 6,500.00	Audit 1411	Financial Audit	\$ 6,750.00
Sub-Total Administration - 1411			\$ 6,500.00	Sub-Total Administration - 1411		\$ 6,750.00
2010 Grand Total			\$ 294,132.00	2011 Grand Total		\$ 336,059.00

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY:	Work Statement for Year: 2013			Work Statement for Year: 2014		
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements 1408	High Rise Service Coordinator Asset Manager Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 73,748.00 \$ 7,315.00 \$ 96,410.00 \$ 50.00 \$ 1,000.00	Management Improvements 1408	High Rise Service Coordinator Asset Manager Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 76,329.00 \$ 7,600.00 \$ 99,785.00 \$ 50.00 \$ 1,000.00
	Sub-Total Management Improv. - 1408		\$ 178,523.00	Sub-Total Management Improv. - 1408		\$ 184,764.00
	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 119,450.00 \$ 38,860.00	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 119,450.00 \$ 40,415.00
	Sub-Total Administration - 1410		\$ 158,310.00	Sub-Total Administration - 1410		\$ 159,865.00
	Audit 1411	Financial Audit	\$ 7,000.00	Audit 1411	Financial Audit	\$ 7,250.00
Sub-Total Administration - 1411			\$ 7,000.00	Sub-Total Administration - 1411		\$ 7,250.00
2012 Grand Total			\$ 343,833.00	2013 Grand Total		\$ 351,879.00

Attachment: OR001f01

**MINUTES OF RESIDENT ADVISORY BOARD (RAB) MEETING ON FIVE-YEAR
PLAN AND ANNUAL PLAN FOR 2010 FOR THE HOUSING AUTHORITY OF
CLACKAMAS COUNTY (HACC)**

Held: January 13, 2010

The following Resident Advisory Board (RAB) members attended the meeting: Karin Hockersmith, Janice Sibert, Betty Hudson, Ameer Foster, Diane Berry, Polly Reck, Amy Lineback, Diane Berry, Caroline Jucker, Felicia Davis, Ellen Stewart, Jodi Martini, Karen Salazar, April Blauser, and Linda Israelson. Also in attendance was Ron Rubino of Legal Aid.

Staff from the Housing Authority were: Trell Anderson – Executive Director; Tim Nielsen – Housing Services Manager; Dan Potter – Housing Asset Manager. Also attending were: Sonja Souder, Lisa Herrera, Craig Beals – Property Managers; Toni Karter – Administrative Analyst; Jane Brown – Human Service Coordinator; Josh Teigen – Capital Improvement Coordinator; Andrea Sanchez - Project Manager; Jemila Hart – Resident Services Specialist; and Gary Knepper – FSS Coordinator.

Welcome and Introductions

Trell Anderson, Executive Director, opened the meeting at 10:00 AM. He extended his appreciation to everyone who was able to attend. Trell spoke about the late Fred Rosenbaum who had established Camp Rosenbaum to provide a camping experience for low-income children in subsidized housing. Trell then provided an overview of the purpose of the RAB and the planning process.

Overview of HACC Five-Year Plan and 2010 Annual Plan

Toni Karter, Administrative Analyst, explained that there were changes in both the Five-Year Plan and Annual Plan in response to changes in HUD regulations. A forty-five day public comment period will extend from 1/19/2010 to 3/05/2010. All comments from the Resident Advisory Board and the public will be included in the final document. A public hearing on the changes to the Plans will be held by the Housing Authority Board of Commissioners on 3/18/2010.

Ameer Foster asked how the High Performer status for HACC was determined. Trell Anderson explained the SEMAP rating process for the Housing Choice Voucher Program (HCV) and the corresponding REAC and other factors used to rate the Asset Management Program.

Ameer Foster said she thought there was a bill in Congress to require landlords to accept Housing Choice Vouchers (HCV) formerly known as the "Section 8 program." She said she had to advocate for herself to get some landlords to accept the HCV voucher. Tim Nielsen said the bill was not enacted. He explained the extensive outreach and interaction that HACC has with present and prospective landlords to promote and explain the HCV program.

Ron Rubino commented that Landlord/Tenant law does not allow landlords to discriminate on the source of income. However, an exception to the law allows landlords to refuse to accept Section 8. He said this is a stereotype based on prejudice that needs to be changed. Amee Foster asked how this could be done. Trell Anderson said Representative Tina Kotek of Portland tried to get this changed in the last legislature, but the attempt failed. Amee might want to contact her.

Toni Karter explained the goals and objectives of the Five-Year Plan. She reviewed the requirements of the Violence Against Women Act (VAWA). Betty Hudson asked what services were available for men who are abused. Gary Knepper said that Clackamas Women's Services assisted abused women, men, and partners in same-sex sex relationships. There were comments from Amee Foster and April Blausen about abuse of the elderly and abuse of parents by teen children.

Toni Karter and Trell Anderson explained the changes in the Five-Year Plan as the result of preparing to apply for a HOPE VI grant to redevelop Clackamas Heights. Ron Rubino asked why HACC was considering project-based vouchers as part of the process. April Blausen asked what these vouchers were. Trell explained the difference between HCV tenant-based vouchers and project-based vouchers. He said project-based vouchers can be used to preserve affordable housing or as a way to help landlords develop additional affordable housing.

Ron Rubino said there were many changes to the Five-Year Plan that he needed time to digest. He asked if a second RAB meeting could be held. Toni Karter asked for a vote of RAB members and a majority wanted a second meeting. Toni said the second meeting would be near the end of the forty-five day comment period. All RAB members would be notified of the date. Felicia Davis asked if the changes would be on the HACC website. Toni said the website would have all the information.

After a question from Amee Foster, Tim Nielsen explained the effect of the new definition of a student "independent" from his/her parents. In response to the proposed changes in the criminal background screening process, Ron Rubino said it is necessary to distinguish between an arrest and a conviction.

Felicia Davis commented that current HACC residents have already been screened. The problem was with visitors of some residents. She asked to whom to problems should be reported. Sonja Souder said if it is a routine complaint during the day, call her office. If it is in the evening, leave a voice mail message. For a more immediate concern, call dispatch at the Milwaukie Police Department. She said the police know Hillside Park and Hillside Manor well and will handle the problem.

Dan Potter and Lisa Herrera said HACC has a similar relationship with the Oregon City Police Department. In response to a question from April Blausen, Toni Karter said HACC, with the cooperation of local police, can issue criminal trespass exclusions for chronic offenders.

Toni Karter discussed the proposed Interim Rent Review Policy. Amea Karter and Ron Rubino explained some of the problems that might arise by requiring HACC notification of loss of income by the 20th of the month to have the rent reduced by the first day of the next month. They urged more flexibility in the proposed policy in light of the many job losses and reductions in work hours in the current severe recession.

Toni Karter discussed the proposed changes in the hearing process, especially the discovery process prior to a hearing and the copying charges. Ron Rubino had many concerns about the administrative burden the proposed changes would place on low-income residents and Legal Aid in preparation for hearings. He said he would have to research the issues. After much discussion, Trell Anderson suggested Ron and Toni have a conference about the issues before the next RAB meeting.

Toni Karter reviewed the proposed changes to the Repayment Agreement for unreported income. April Blauser asked what would happen if the resident did not have the necessary 10% down payment to start a repayment agreement. There were concerns expressed by Polly Reck and Amea Foster that some problems of reported/unreported income might be due to delays in HACC verifications of income. Trell Anderson and Tim Nielsen said residents would not be penalized in such cases. Trell Anderson asked if the proposed policy needed to be made more explicit to anticipate situations such as income reporting by teen members of families.

Toni Karter explained why the wait lists closed last year. Karen Hockersmith asked if HACC would try to house everyone on the wait lists before opening them again. Toni said the wait lists will re-open when there is about a twelve-month supply of applicants on the lists. Ron Rubino asked if more recent data could be used to evaluate the wait lists. Toni said HUD required use of the final census from 2000. He also asked about the turn-back rate for HCV vouchers. Tim Nielsen said it was very small.

Dan Potter and Josh Teigen provided an overview of the Capital Fund. Felicia Davis asked if HACC planned to buy the vacant Milwaukie Lumber site next to Hillside Park. Trell Anderson said the property was considered when HACC had previously explored the feasibility of redeveloping Hillside Park. However, HACC does not intend to purchase it now.

There were also specific questions from April Blauser and Betty Hudson about improvements at their residences. Dan provided information on the status of the upgrades. The Resident Advisory Board meeting adjourned at 1:10 PM.

**MINUTES OF SPECIAL RESIDENT ADVISORY BOARD (RAB) MEETING ON
CHANGES TO THE FIVE-YEAR PLAN AND ANNUAL PLAN FOR 2010 FOR THE
HOUSING AUTHORITY OF CLACKAMAS COUNTY (HACC)**

Held: March 3, 2010

The following Resident Advisory Board (RAB) members attended the meeting: Karin Hockersmith, Janice Sibert, Betty Hudson, Felicia Davis, Jodi Martini, and Linda Israelson.

Staff from the Housing Authority were: Trell Anderson – Executive Director; Tim Nielsen – Housing Services Manager; Dan Potter – Housing Asset Manager; Toni Karter – Administrative Analyst, and Gary Knepper – FSS Coordinator.

Welcome and Introductions

Toni Karter opened the meeting at 6:00 PM. She extended appreciation to everyone who was able to attend. Toni said the purpose of the special meeting was to review changes to the Five-Year Plan and Annual Plan made after the annual RAB meeting on January 13, 2010.

Toni said most of the comments and suggestions made during the public review period came from Legal Aid and HACC staff. She said Ron Rubino of Legal Aid was not able to attend and referred RAB members to the letter he had sent for the meeting.

Overview of Changes to HACC Five-Year Plan and 2010 Annual Plan

Toni Karter said the changes discussed at this special RAB meeting would deal with the changes made as the result of updating the Housing Choice Voucher (HCV) Administrative Plan. Updating of the Administrative Plan was required in response to changes in federal regulations and state laws.

As part of updating the HCV Administrative Plan, HACC converted to the Nan McKay Model for HCV Administrative Plans. The Model is a format that HUD recognizes. The conversion would also make the Administrative Plan of HACC consistent with many other Housing Authorities in the region that also use the Nan McKay Model.

Toni said HACC is not changing the interim re-examination policy. Many comments were received about the negative effects of changing the policy. Ron Rubino had suggested a hardship exemption in certain situations. Toni explained changes in the income verification procedures based on utilization of the HUD Enterprise Income Verification system. In response to suggestions from Ron Rubio, HACC modified the proposed document request process for residents prior to a hearing.

There are changes to the repayment agreement process to ensure more timely payments by residents. New guidelines have been developed based on comments by Legal Aid and HACC staff. Residents will now have to make a down payment at the time of signing the repayment

agreement. Time periods for repayment will be set up for each resident based on the amount to be repaid.

Trell Anderson said HACC is considering establishing a non-smoking policy. He said the policy would start in only one public housing property first. HACC will work with Clackamas County Public Health to provide smoking-cessation services for residents who smoke. He said HACC will approach Public Health for the commitment before implementation of the non-smoking policy.

Karin Hockersmith asked about smoking issues at Hillside Manor. Dan Potter responded that HACC is working on a way to confine smoking to the apartment of each resident. Linda Israelson asked how far from a building smoking was permitted. Trell Anderson said smoking must be at least twenty-five feet from an entrance.

Betty Hudson asked about the installation of a smoking shelter or “gazebo.” She wondered if it would be behind Hillside Manor. Judy Martini said there was a hill behind Hillside Manor that might be difficult for some residents. Felicia Davis asked how people in wheelchairs could use the smoking shelter if located there. Toni Karter replied that anything constructed must be handicapped- accessible.

Dan Potter replied that the area for the smoking shelter has not been selected yet. Trell Anderson said there would be more discussion with staff and residents about where a smoking shelter should be located. Betty Hudson said a smoking shelter should also be considered for Hillside Park.

Trell Anderson said over the next year HACC will decide how to implement a non-smoking policy and which public housing property would be selected for the pilot program. As an example, Gary Knepper said property management companies, such as Guardian Management, have spent over a year working with residents, providing smoking-cessation services, etc. before a non-smoking policy was implemented in their units.

Capital Fund

Trell Anderson asked if there were questions about the Capital Fund budget. Betty Hudson asked about the storage shed for the Hillside Park Resident Association. Dan Potter said in the Five-Year Plan, money is available to renovate the Hillside Park Community Center. He does not want to build something permanent now. Perhaps a temporary solution could be found in the meantime.

Jodi Martini asked if the cupboards in the Community Center could be lowered as part of the remodel so they could be reached by people with disabilities. Toni Karter responded that any remodeling would be handicapped-accessible. Jodi Martini asked when the remodeling of the Community Center would be occur. Dan Potter said the remodeling is projected to occur in the next two to three years.

Janice Sibert asked when the community gardens at Hillside Manor would be raised. Dan Potter replied that a group of company employees has selected the gardens as their volunteer service project. The volunteers plan to do the work in April.

Felicia Davis asked about the process of background checks for people who have come to the top of the HACC wait list. Toni Karter explained the process. Toni also said the applicant can contact Legal Aid for help if she is having a problem getting necessary legal records. If the applicant has an issue in her background, she can call the Rent Well program to ask if their classes would address the problem. Dan Potter asked if Felicia would give him the name of the applicant after the meeting so he could follow up on the status of the application.

Toni Karter concluded the meeting by reviewing the schedule for the Five-Year and Annual Plans, the public hearing, the approval by the Housing Authority Board of Commissioners, the submission to HUD, and the effective date of the Plans. The meeting adjourned about 7:55 PM.

LEGAL AID SERVICES OF OREGON
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March 2, 2010

Trell Anderson, Executive Director
Toni Karter, Administrative Analyst
Housing Authority of the County of Clackamas
P.O. Box 1510
Oregon City, Oregon 97045

Re: Comments for Resident Advisory Board on Housing Authority's 2010 Annual Agency Plan

Dear Trell and Toni:

Unfortunately, I am unable to attend the second Resident Advisory Board meeting Wednesday, March 3, 2010, and I ask that you please share these comments with the Board members.

I will be submitting formal comments on the plan as soon as possible; meanwhile I want to convey for the RAB a summary of those comments.

First, I thank you once again for inviting Legal Aid to join in the annual PHA planning process and to comment on the 2010 Annual Plan and for scheduling a second RAB meeting to allow more time for comments. I also thank you, especially Toni Karter, Tim Nielsen, and all the staff that have given such care and attention to adoption of the Nan McKay Section 8 Administrative Plan and to the consideration of Legal Aid's input. I am impressed with your strong commitment to assuring that applicants and residents are not adversely affected by the changes that the new Plan implements.

In a series of meetings, Toni, Tim and I met to review the impact of some 25 specific issues, rules, or policy items. On each one of these (which I will list in my formal comments) HACC made changes and revisions with great consideration to avoid harmful impact on applicants and/or residents and in almost all cases discretion was exercised to their direct benefit.

While I will do so in my formal comments, I regret that I do not have time now to list all those issues and items. I understand, however, that Toni will present a list of them to the Resident Advisory Board. I am greatly encouraged by the cooperation HACC has shown with Legal Aid and those you serve. Thank you.

Sincerely,

Ronald J. Rubino
Attorney at Law

Attachment: OR001g02

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:
Housing Authority of Clackamas County

Grant Type and Number
Capital Fund Program Grant No: OR16S00150109
Date of CFFP:

Replacement Housing Factor Grant No: FFY of Grant:
FFY of Grant Approval:

Type of Grant		Type of Grant		Type of Grant	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost:	
		Original	Revised:	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20's)	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 151,689.00	\$ -	\$ 30,000.00	\$ 1,409.35
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 105,000.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 114,553.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 880,405.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 27,750.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 30,000.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 2,500.00	\$ -	\$ -	\$ -
17	1499 Development Activities	\$ 200,000.00	\$ -	\$ 200,000.00	\$ 65,832.33
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ 5,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,516,897.00	\$ -	\$ 230,000.00	\$ 67,241.68
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ 554,517.00	\$ -	\$ -	\$ -

- 1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
3 PHA's with under 250 units in management may use 100% of CFP Grants for operations.
4 RHPF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Date of CFFP:		FFY of Grant: Replacement Housing Factor Grant No: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account		Original	Total Estimated Cost	Total Actual Cost
				Revised:	Obligated
		Date		Signature of Public Housing Director	Date
Signature of Executive Director <i>Richard A. Clark for TA</i>		Date 6/21/10			

Part II: Supporting Pages

PHA Name: Housing Authority of Clarkamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Replacement Housing Factor Grant No:		CFEP (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised :	Funds Obligated :	Funds Expended :
AMP-wide Admin.	1. Administration Salary & Benefits SUB-TOTAL	1410 1410	100%	\$151,689.00 \$151,689.00	\$0.00	\$30,000.00 \$30,000.00	\$1,409.35 \$1,409.35
AMP-wide Fees & Costs	1. Architectural & Engineering Project Manager Services 2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021 SUB-TOTAL	1430 1430	1	\$102,378.00 \$2,622.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00
AMP-wide Site Improve.	1. AMP-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations SUB-TOTAL	1450 1450	25	\$19,553.00 \$19,553.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00
AMP-wide Dwelling Improve.	1. AMP-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations SUB-TOTAL	1460 1460	10	\$38,152.00 \$38,152.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00
AMP-wide Non-Dwelling Structures	a. Replace Roof Community Center AMP-4 SUB-TOTAL	1470 1470	1	\$27,750.00 \$27,750.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00
AMP-wide Non-Dwelling Equipment	Computers/Equipment a. Install High Speed Digital Data Lines @ Hillside Manor SUB-TOTAL	1475 1475	1	\$30,000.00 \$30,000.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Cackamas County			Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Replacement Housing Factor Grant No:			CFPP (Yes/No)		Federal FY of Grant 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised :	Funds Obligated :	Funds Expended :		
Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$2,500.00		\$0.00	\$0.00	Ongoing	
	SUB-TOTAL	1495		\$2,500.00	\$0.00	\$0.00	\$0.00		
AMP-wide Contingency	1. Contingency	1502		\$5,000.00		\$0.00	\$0.00	Ongoing	
	SUB-TOTAL	1502		\$5,000.00	\$0.00	\$0.00	\$0.00		
	Asset Management Properties (AMP)								
AMP 3 - DEV 003 Hillside Park (100 units)	1. DWELLING STRUCTURES	1460							
	a. Low Flow Shower Heads	1460	100	\$3,500.00		\$0.00	\$0.00	Ongoing	
	b. Weatherstripping	1460	200	\$5,600.00		\$0.00	\$0.00	Ongoing	
	c. Upgrade Attic Insulation	1460	100	\$175,000.00		\$0.00	\$0.00	Ongoing	
	d. Replace Water Heater(s)	1460	1	\$500.00		\$0.00	\$0.00	Ongoing	
	DEV #001 TOTAL	1460		\$184,600.00	\$0.00	\$0.00	\$0.00		
AMP 4 - DEV 004 OCVM (100 ..)	1. SITEWORK	1450							
	a. Lighting Along Pathway behind Fire Station	1450	1	\$75,000.00		\$0.00	\$0.00	Ongoing	
	DEV #004 1450 SUB TOTAL	1450		\$75,000.00	\$0.00	\$0.00	\$0.00		
	1. DWELLING STRUCTURES	1460							
	a. Low Flow Shower Heads	1460	100	\$3,500.00		\$0.00	\$0.00	Ongoing	
	b. Weather Stripping	1460	200	\$5,600.00		\$0.00	\$0.00	Ongoing	
	c. Upgrade Attic Insulation	1460	100	\$200,000.00		\$0.00	\$0.00	Ongoing	
	d. Replace Windows	1460	8	\$22,250.00		\$0.00	\$0.00	Ongoing	
	e. Replace Water Heater(s)	1460	4	\$2,250.00		\$0.00	\$0.00	Ongoing	
	DEV #004 1460 SUB TOTAL	1460		\$233,600.00	\$0.00	\$0.00	\$0.00		
	DEV #004 TOTAL			\$308,600.00	\$0.00	\$0.00	\$0.00		
AMP 5 - DEV 005 Hillside Manor (100	1. SITE WORK	1450							
	a. Seal Coar & Re stripe upper and lower parking lot	1450	1	\$20,000.00		\$0.00	\$0.00	Ongoing	
	DEV #005 1450 Sub Total	1450		\$20,000.00	\$0.00	\$0.00	\$0.00		
	1. DWELLING STRUCTURES	1460							
	a. Replace Roof top HVAC Units	1460	2	\$145,000.00		\$0.00	\$0.00	Ongoing	
	DEV #005 1460 SUB TOTAL	1460		\$145,000.00	\$0.00	\$0.00	\$0.00		
	DEV #005 TOTAL			\$165,000.00	\$0.00	\$0.00	\$0.00		

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Claiborne County			Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Replacement Housing Factor Grant No:			CFP (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work			
AMP 2 - DEV 006 Scattered Sites				Original	Revised	Funds Obligated :	Funds Expended :		
	I. DWELLING STRUCTURES	1460							
	a. Gutter Guards	1460	6	\$4,200.00		\$0.00	Ongoing		
	b. Low Flow Shower Heads	1460	6	\$216.00		\$0.00	Ongoing		
	c. Weather Stripping	1460	6	\$186.00		\$0.00	Ongoing		
	DEV #006 1460 SUB TOTAL	1460		\$4,602.00	\$0.00	\$0.00	Ongoing		
DEV #006 TOTAL				\$4,602.00	\$0.00	\$0.00			
AMP 2 - DEV 007 Scattered Sites									
	I. DWELLING STRUCTURES	1460							
	a. Gutter Guards	1460	1	\$700.00		\$0.00	Ongoing		
	b. Low Flow Shower Heads	1460	33	\$1,188.00		\$0.00	Ongoing		
	c. Weather Stripping	1460	33	\$1,023.00		\$0.00	Ongoing		
	d. Upgrade Floor Insulation	1460	9	\$18,000.00		\$0.00	Ongoing		
AMP 2 - DEV 008 Scattered Sites	e. Upgrade Attic Insulation	1460	9	\$32,400.00		\$0.00	Ongoing		
	f. Replace Windows	1460	3	\$15,000.00		\$0.00	Ongoing		
	g. Replace Water Heaters(s)	1460	1	\$562.00		\$0.00	Ongoing		
	h. Replace Furnace(s)	1460	2	\$7,500.00		\$0.00	Ongoing		
	DEV #007 1460 SUB TOTAL	1460		\$76,373.00	\$0.00	\$0.00	Ongoing		
	DEV #007 TOTAL			\$76,373.00	\$0.00	\$0.00			
AMP 2 - DEV 008 Scattered Sites									
	I. DWELLING STRUCTURES	1460							
	a. Gutter Guards	1460	15	\$10,500.00		\$0.00	Ongoing		
	b. Low Flow Shower Heads	1460	21	\$756.00		\$0.00	Ongoing		
	c. Weather Stripping	1460	21	\$651.00		\$0.00	Ongoing		
	d. Upgrade Floor Insulation	1460	1	\$2,000.00		\$0.00	Ongoing		
	e. Upgrade Attic Insulation	1460	1	\$3,600.00		\$0.00	Ongoing		
	f. Replace Windows	1460	1	\$5,000.00		\$0.00	Ongoing		
	g. Replace Furnace(s)	1460	1	\$3,750.00		\$0.00	Ongoing		
	h. Replace Decking	1460	1	\$2,000.00		\$0.00	Ongoing		
DEV #008 1460 SUB TOTAL				1460		\$28,257.00	\$0.00	\$0.00	Ongoing
DEV #008 TOTAL						\$28,257.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMP 2 - DEV 010 Scattered Sites				Original	Revised ,	Funds Obligated : Funds Expended :	
	I. DWELLING STRUCTURES	1460					
	a. Gutter Guards	1460	18	\$12,600.00		\$0.00 Ongoing	
	b. Low Flow Shower Heads	1460	19	\$684.00		\$0.00 Ongoing	
	c. Weather Stripping	1460	19	\$589.00		\$0.00 Ongoing	
	d. Replace Windows	1460	1	\$5,000.00		\$0.00 Ongoing	
	e. Replace Furnace(s)	1460	1	\$3,750.00		\$0.00 Ongoing	
	f. Replace Decking	1460	2	\$4,000.00		\$0.00 Ongoing	
	DEV #010 1460 SUB TOTAL	1460		\$26,623.00	\$0.00	\$0.00 Ongoing	
	DEV #010 TOTAL			\$26,623.00	\$0.00	\$0.00	
AMP 2 - DEV 011 Scattered Sites							
	I. DWELLING STRUCTURES	1460					
	a. Low Flow Shower Heads	1460	4	\$144.00		\$0.00 Ongoing	
	b. Weather Stripping	1460	4	\$124.00		\$0.00 Ongoing	
	c. Upgrade Floor Insulation	1460	1	\$2,000.00		\$0.00 Ongoing	
	d. Upgrade Attic Insulation	1460	1	\$3,600.00		\$0.00 Ongoing	
	DEV #011 1460 SUB TOTAL	1460		\$5,868.00	\$0.00	\$0.00 Ongoing	
	DEV #011 TOTAL			\$5,868.00	\$0.00	\$0.00	
AMP 2 - DEV 012 Scattered Sites							
	I. DWELLING STRUCTURES	1460					
	a. Gutter Guard	1460	4	\$2,800.00		\$0.00 Ongoing	
	b. Low Flow Shower Heads	1460	39	\$1,404.00		\$0.00 Ongoing	
	c. Weather Stripping	1460	36	\$1,209.00		\$0.00 Ongoing	
	d. Upgrade Floor Insulation	1460	13	\$26,000.00		\$0.00 Ongoing	
	e. Upgrade Attic Insulation	1460	13	\$46,800.00		\$0.00 Ongoing	
	f. Replace Windows	1460	3	\$15,000.00		\$0.00 Ongoing	
	g. Replace Water Heater(s)	1460	1	\$562.00		\$0.00 Ongoing	
	h. Replace Furnace(s)	1460	1	\$3,750.00		\$0.00 Ongoing	
i. Replace Decking	1460	2	\$4,000.00		\$0.00 Ongoing		
DEV #012 1460 SUB TOTAL	1460		\$101,525.00	\$0.00	\$0.00 Ongoing		
DEV #012 TOTAL			\$101,525.00	\$0.00	\$0.00		

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Claiborne County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Replacement Housing Factor Grant No:		CFR (Year/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMP 2 - DEV 019 Scattered Sites							
1. DWELLING STRUCTURES							
a. Gutter Guard	1460	1	\$700.00	\$0.00	Ongoing		
b. Low Flow Shower Heads	1460	20	\$720.00	\$0.00	Ongoing		
c. Weather Stripping	1460	20	\$620.00	\$0.00	Ongoing		
d. Upgrade Floor Insulation	1460	2	\$4,000.00	\$0.00	Ongoing		
e. Upgrade Attic Insulation	1460	2	\$7,200.00	\$0.00	Ongoing		
f. Replace Windows	1460	1	\$3,000.00	\$0.00	Ongoing		
g. Replace Decking	1460	2	\$4,000.00	\$0.00	Ongoing		
DEV #019 1460 SUB TOTAL				\$22,240.00	\$0.00	\$0.00	
DEV #019 TOTAL				\$22,240.00	\$0.00	\$0.00	
AMP 2 - DEV 021 Scattered Sites							
1. DWELLING STRUCTURES							
a. Gutter Guard	1460	4	\$2,800.00	\$0.00	Ongoing		
b. Low Flow Shower Heads	1460	9	\$324.00	\$0.00	Ongoing		
c. Weather Stripping	1460	9	\$279.00	\$0.00	Ongoing		
d. Upgrade Floor Insulation	1460	1	\$2,000.00	\$0.00	Ongoing		
e. Upgrade Attic Insulation	1460	1	\$3,600.00	\$0.00	Ongoing		
f. Replace Water Heater(s)	1460	1	\$562.00	\$0.00	Ongoing		
h. Replace Decking	1460	2	\$4,000.00	\$0.00	Ongoing		
DEV #021 1460 SUB TOTAL				\$13,565.00	\$0.00	\$0.00	
DEV #021 TOTAL				\$13,565.00	\$0.00	\$0.00	
DEVELOPMENT							
AMP 1 - DEV 001 Claiborne Hts							
HACC Staff				1499	1	\$0.00	
Development Consultant Services				1499	1	\$200,000.00	
Relocation Costs and Services				1499	1	\$0.00	
CFR - Debt Services				1499	1	\$0.00	
Dev #03 1499 SUB TOTAL				1499		\$200,000.00	
DEVELOPMENT 1499 TOTAL				1499		\$200,000.00	
GRAND TOTAL						\$1,516,897.00	
						\$0.00	
						\$230,000.00	
						\$67,241.68	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Attachment: OR001h01

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of Approving the Housing
Authority's FY 2010 Annual and FYs 2010-
2014 Five Year Plan (Agency Plan), and
related Certifications and Attachments

RESOLUTION NO. 1874

WHEREAS, the Housing Authority of Clackamas County (HACC), Oregon has developed a streamlined FY 2010 Annual and FYs 2010-2014 Five Year Plan (Agency Plan) and

WHEREAS, the Agency Plan must be updated each year, and includes the following attachments: Capital Fund Program Annual and Five Year Statements, the Performance and Evaluation Reports for the 2007, 2008 and 2009 grant funds received by U.S. Department of Housing and Urban Development (HUD) and required certifications, and

WHEREAS the HUD Grant OR16P00150110 (FY 2010) for Capital Fund Program is part of the Agency Plan submission and is requesting funds totaling \$1,194,513, for the development, modernization and management of HACC's public housing, and

WHEREAS, HUD requires that HACC prepare a Five Year Plan and its Performance and Evaluation Reports for Capital Fund Program grant funds not spent for FYs 2007, 2008 and 2009 as part of the submission for the annual grant request, and

WHEREAS, the Agency Plan and its attachments, was developed using the required HUD templates and with input and recommendations from an established Resident Advisory Board (RAB) on January 13, 2010 and March 3, 2010, and

WHEREAS, the Capital Fund Program budget was reviewed and discussed with current public housing residents at its quarterly site meetings on January 12, 13 and 14, 2010.

WHEREAS, the Agency Plan and its attachments were advertised in the Oregonian and the Catch All Chronicle for public review and comment from January 19, 2010 through March 5, 2010, and

WHEREAS, the Agency Plan and its attachments were discussed and testimony was taken at a public hearing in front by the Housing Authority's Board of Commissioners on March 18, 2010, and

WHEREAS, HUD requires HACC Board approval in the form of a board resolution in order to apply for the Capital Fund Program Grant, and

WHEREAS, the Agency Plan and required attachments and certifications are to be submitted to the HUD at least 75 days prior to the effective date of July 1, 2010,

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON


In the Matter of Approving the Housing
Authority's FY 2010 Annual and FYs 2010-
2014 Five Year Plan (Agency Plan), and
related Certifications and Attachments

RESOLUTION NO. 1874
(Contd)

NOW THEREFORE BE IT RESOLVED that the Agency
Plan, its attachments and its certifications are approved, and the Executive Director of the
Housing Authority is authorized to submit these documents to HUD.

DATED this 8th day of April, 2010

BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF CLACKAMAS COUNTY, OREGON



Lynn Peterson, Chair



Recording Secretary

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

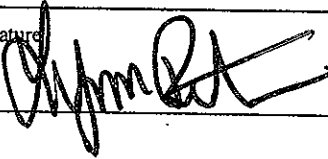
Housing Authority of Clackamas County
PHA Name

OR001
PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 2010 - 2014

X Annual PHA Plan for Fiscal Years 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Lynn Peterson	Chairman of the Board
Signature	Date
	4-8-10 I-2

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of Clackamas County

OR001

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

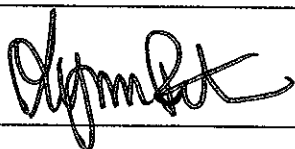
Name of Authorized Official

Lynn Peterson

Title

Chairman

Signature



Date


4-8-10 I.2

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Chuck Robbins the Director of Clackamas County Community Development certify that the Five Year and Annual PHA Plan of the Housing Authority of Clackamas County is consistent with the Consolidated Plan of Clackamas County prepared pursuant to 24 CFR Part 91.

 3/15/10

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of Clackamas County

Program/Activity Receiving Federal Grant Funding

Public Housing Program and Section 8 Housing Choice Voucher Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Trell Anderson

Title

Executive Director

Signature

X

Trell Anderson

Date

3/16/10

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing Authority of Clackamas County

Program/Activity Receiving Federal Grant Funding

Public Housing Program and Section 8 Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Trell Anderson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

3/16/10

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of Clackamas County P.O. Box 1510 13930 S. Gain Street Oregon City, OR 97045-0510 Congressional District, if known: 1, 3 and 5			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: Housing and Urban Development			7. Federal Program Name/Description: Low Income Public Housing and Section 8 CFDA Number, if applicable: NA		
8. Federal Action Number, if known: NA			9. Award Amount, if known: \$ NA		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): NA			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): NA		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Trell Anderson</u> Print Name: <u>Trell Anderson</u> Title: <u>Executive Director</u> Telephone No.: <u>503-655-8506</u> Date: <u>3/16/10</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**HA Board Resolution Approving
Comprehensive Plan or Annual
Statement**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2010)

Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 0.5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that, as a condition to receive a CGP grant, each Housing Authority (HA) certify that it has complied or will comply with statutory, regulatory and other HUD requirements. This information is essential to determine HA compliance, or intent to comply, with CGP requirements. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Housing Authority (HA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

☒ Comprehensive Plan Submitted on April 1, 2010

☐ Amendments to Comprehensive Plan Submitted on _____

☒ Action Plan / Annual Statement Submitted on April 1, 2010

☐ Amendments to Action Plan / Annual Statement
Submitted on _____

I certify on behalf of the (HA Name) Housing Authority of Clackamas County that:

1. The HA will comply with all policies, procedures, and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient, and economical manner;

2. The HA has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;

3. The HA will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;

4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968.115 or 24 CFR 950.610;

5. The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the HA;

6. The HA will comply with applicable nondiscrimination and equal opportunity requirements under 24 CFR 5.105(a) or 24 CFR 950.115;

7. The HA will take appropriate affirmative action to award modernization contracts to minority and women's business enterprises under 24 CFR 5.105(a) or 24 CFR 950.115(e); or the IHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 950.175;

8. The HA has provided HUD or the responsible entity with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 950.120(a), (b), and (h), and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the HA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;

9. The HA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 950.120(c) and (d);

10. The HA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.108 or 24 CFR 950.117;

11. The HA will comply with the requirements for physical accessibility under 24 CFR 968.110(a) or 24 CFR 950.115(d);

12. The HA will comply with the requirements for access to records and audits under 24 CFR 968.145 or 24 CFR 950.120(e);

13. The HA will comply with the uniform administrative requirements under 24 CFR 968.135 or 24 CFR 950.120(f);

14. The HA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) or 24 CFR 950.120(g);

15. The HA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.315(b) and (c), 968.325(d) and 968.330 or 24 CFR 950.652(b) and (c), 950.656(d) and 950.658, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;

16. The HA will comply with the special requirements of 24 CFR 968.102 or 24 CFR 950.602 with respect to a Turnkey III development; and

17. The PHA will comply with the special requirements of 24 CFR 968.101(b)(3) with respect to a Section 23 leased housing bond-financed development.

18. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

Attested By: Board Chairman's Name

(Seal)

Lynn Peterson
Board Chairman's Signature

4-8-10
Date

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)